

HOA and Board Operations

- Executive Board – recognized that we have been operating for last 22 years with 4 officers (President, VP, Secretary, and Treasurer) when by-laws only allow for 3 officers (President, VP, and Secretary-Treasurer). It was agreed that the 4 officers are needed and by-laws would be amended.
- Street Reps – by-laws allow for only 1 representative per street, however because several streets have twice as many homes as others and to continue to allow for a more fair representation, it was agreed to amend by-laws to allow two reps each for Willow Springs, Harbor Landing, and Lake Crest.
- Committees - established
 - Architectural Control Committee – per Para 7 of Section 1 of Plat 11, “The duties of the Architectural Control Committee shall be the responsibility of the North Lake Shore Homeowners Association, NLSHA, no later than the first day of January 2010.” It was agreed that this committee shall sunset immediately and duties fall under the NLSHA’s Homeowners’ Control Committee
 - Homeowner’s Control Committee –
 - Members: Jim Shay (Chair), David Barrows, Larry Hochstetler, & Emily Rabin
 - Purpose: review new home plan and existing home improvements such as fence, or other structures, to insure harmony of external designs and location in relation to surrounding structures and topography as provided for by covenants
 - Communications
 - Members: Peyman Esmailzadegan, Shawn Backs, Troy Wetter, Jim Vail
 - Purpose: to oversee updates and distribution of Membership Directory, website, text alerts, Email notification, Facebook posts, Welcome Packets
 - By-laws
 - Members: Milt McDougald
 - Purpose: to review and as needed, revise, NLSHA by-laws
 - See section entitled update to by-laws below
- Robert will solicit volunteers for street reps and committees

Updates to By-Laws

- Following updates needed:
 - Separate Secretary and Treasurer positions
 - Increase number of street reps to allow for two reps for each of Willow Springs, Harbor Landing and Lake Crest to more fairly represent those larger streets
 - Correct missing article 6
 - Add language regarding re-elections – for long-term consistency with Board actions, stagger such that half of the positions (as specified in by-laws) are up for re-election one year and the other half the following year
- It was agreed that work will begin on these revisions and draft will be sent to all members for input approximately 30 days prior to Board vote

Committee Updates

- Homeowners’ Control Committee – Jim Shay reported review and approval of lot topography, fencing, and solar panels requests
- Communications Committee – Jim asked street reps to solicit their respective neighbors for any updates to the neighborhood directory, then report any updates to Jim Shay no later than 12/9/19.

Covenants

- Should covenants be merged? Alex Rabin, homeowner and attorney, reviewed various covenants and determined that variations are so slight that it would be cost-prohibitive to merge

- Should we have a Covenants Enforcement Committee? It was determined that when an issue is brought to the Board, Board will review and if violation of covenant, will send letter signed by Officers with cc to Street Rep of the exact infraction and deadline of remedying the issue. An Officer will then follow-up to ensure issue resolved.

Treasurer Report

- \$92,474.73 in savings and \$1,115.48 in checking
- Emily recommended there be a statement of activities provided at future meetings
- Sandy asked and it was confirmed that two signatures are required for written checks.

New Entrance Sign

- 117 of the 190 (62%) NLSHOA members voted and 57% of those voting, voted YES for new entrance sign
- ATTACHMENT 2 provides revised summary of bids
 - Original sign was nearly 20 feet wide (too large of space)
 - ACE submitted revision to measurements which is 13'7" wide, 4'9" tall.
 - Cost went from nearly \$25,000 to \$19,010. This includes permits, electrical (Watts), landscaping, and a 5% contingency
 - Seeking bid from Ryan Electric as well for electrical
- Dave asked about lettering and landscaping – Robert confirmed lettering will be 3D like the Iron Bridge image and landscaping for now will be grass
- A motion was made to approve sign as rendered in attachment; approved
- A motion was made to approve \$1340 for electrical unless Ryan Electric comes in less; approved
- A motion was made to approve \$1000 for landscaping which will replace existing bushes with grass, for now; approved

Water Remediation

- Water remediation issues
 - Shay and Barrows met with homeowners who noted water issues in yards, then met with a contractor who recommended installation of dry wells whereby a hole is dug, plastic barrel with holes inserted, filled with stone and as water goes in to hole, it seeps into surrounding ground
 - ATTACHMENT 1 provides proposals that are cost-effective and do not require interruption of fences
 - Awaiting bid on each proposal
 - Several attempts have been made to reach Dan Crouse, City engineer that specializes in drainage, to start the improvements to roadside ditch running south of West Lake Shore Drive, west of Willow Springs regrading the ditch or installing a new culvert under Willows Springs.

Upcoming Dates

- Board meetings: 2/12/20, 5/6/20, 8/12/20, 11/11/20 – 6:30 pm at Island Bay Yacht Club
- Annual meeting: 10/18/20 - 5 pm at TBD
- Yard Sale: 6/5/20-6/6/20
- Dumpsters: 4/13/20 and 9/14/20

Closing

- Larry made motion to adjourn; Norm seconded; approved