

# North Lake Shore Homeowners' Association

## Board Meeting

February 12, 2020

6:30 pm

Island Bay Yacht Club

## Minutes

### Welcome

- Call to order and Sign-in
- Welcome new officers

### Attendees

- **Officers and Board Members Present:**
  - Matthew Grey (Vice President/Willow Springs Road, South)
  - Brent Kulavic (Treasurer)
  - Larry Shelton (Bent Tree Court)
  - Daniel Sears (Harbor Landing, East)
  - Sandy Fisher (Harbor Landing, West)
  - Josh Klingman (Lake Crest Drive, East)
  - Jill Paul (Lake Crest Drive, West)
  - Janine Feller (Mallard Pointe Court)
  - Peyman Esmailzadegan (Mariners Point Lane)
  - Emily Rabin (Raintree Place)
  - Jesse Harris (Twelve Oaks Drive)
  - Larry Hochstetler (Waterbury Pond Court)
  - Norm Diehl (Wind Tree Road)
- **Committee Members and Homeowners Present**
  - Pandora Grey
- **Officers and Board Members Absent:**
  - Robert Rabin (President)
  - Shawn Backs (Secretary/Willow Springs Road, North)
  - Diana Frey (Chesapeake Landing)
  - Jim Vail (Peppermill Pointe Court)

### Approval of Previous Meeting Minutes

- A motion was made to accept the Minutes as distributed, and was seconded.

### HOA and Board Operations

- Treasurer Report and Dues update
  - Savings Balance: \$82,527.88
  - Checking Balance: \$3,222.39
  - Dues collected: 175, % Collected: 92%
  - 2020 Income: Interest=\$18.76, Membership dues=\$4,845.00, Total income=\$4,863.76
  - Expenses by category were reviewed. A suggestion was made to look at how what was spent compares to what was budgeted.

- There are currently five outstanding dues that have not been collected as of today.
- New Keeper of HOA Directories and Welcome Packets is Amy Christensen-Matthews.
- Bylaw updates
  - The bylaws have been revised, and there will be more communication about them in the future. The draft has been completed and will be presented at the next HOA meeting.

## Old Business

- New Entrance Sign
  - The sign was installed by Ace Sign Company, and the lighting was completed by Bill Watts lighting. The overall feedback on the sign has been positive.
  - Insurance on the sign will slightly increase due to the new sign being more expensive than the previous sign.
  - Norm Diehl will clean up and remove the rock in front of the lights, remove the plastic edging, and seed the area free of charge.
- Water Remediation
  - Jim Shay of the Architectural Control Committee contacted Daniel Crouse, City Development Engineer: There was a mistake by the City that resulted in Chesapeake Landing not being completed. The ditch at Willow Springs will be surveyed. Daniel Crouse also stated a contractor would come out to cut a proper drainage ditch for Island Bay Lane. We hope to get an update from the City soon as to when these things will occur.
  - The area on Bent Tree has been successfully regraded.
    - A few members stated the area does not look to be complete and likely needs more grading.
    - Dave Barrows has been kind enough to follow up on the drainage trench behind Bent Tree. The Board appreciates his assistance.
  - Work on the area near the Everson fence should begin this Spring.
  - The area west of Willow Springs from Waterbury Pond to Harbor Landing is still being reviewed to determine possible remedial treatments.
  - Due to weather constraints, we have not been able to focus on other areas of the neighborhood yet.

## New Business

- Directory Distribution
  - Directories have been completed, and street representatives collected directories at the meeting to distribute to their members. Street representatives who were not present will need to be in contact with Matthew Grey to get their new directories.
  - A new section has been added highlighting the street representatives.
  - The Board thanks the street representatives for ongoing efforts with their assigned residents!
  - The Board thanks Jim Shay and Jim Vail of the Directory Committee for their ongoing hard work!
- Entrance Mowing
  - We appreciate Norm's service to the neighborhood. He will no longer be fulfilling this role. We will need to find another individual to take on this task.
    - Robert Rabin is identifying an alternate person to mow necessary areas.
    - If any resident would like to volunteer to mow entrances close to them, that would be appreciated and save HOA funds for other projects.
  - The specific areas that need mowed were discussed. There may be areas we are mowing that are the responsibility of the City. These areas retain water, have poor drainage, and can harm mowing equipment.
    - Matthew Grey will follow up with the City of Springfield to discuss responsibilities.
- Spring dumpster assignment

- Matthew Grey is obtaining quotes for a 30 or 40 yard dumpster. The total spent on dumpsters last year was \$1,460. Discussion was had about how many dumpsters we would need for Spring and Fall.
  - During the last Annual meeting it was agreed that only one dumpster for Spring and Fall would be provided.
  - It was proposed that the dumpster be brought in on a Friday or Saturday rather than a week day to allow people more opportunity to utilize the dumpster.
- It was also discussed that the dumpster is filled with large items rather quickly. A reminder was given that the cost of the dumpsters do not allow for several dumpsters in Spring and Fall. We ask that residents be mindful that all homes in the subdivision should be able to utilize the dumpster.
  - If a resident has a considerable amount of items, it was recommended that they obtain their own dumpster.
  - If non-residents are seen dumping items in the dumpster, please get a license plate number, and any other identifiable information that may be obtained safely, and report it to Springfield Police.
  - A mass email will be sent out with some of this information.
- Street representatives have been reminded to check in with their assigned residents.
- Annual Meeting
  - Communication was received by the Board regarding the Annual Meeting being held at Panther Creek Country Club again, rather than at Island Bay Yacht Club.
    - Island Bay allows meetings quarterly in addition to the Annual Meeting and is essentially an extension of North Lake Shores Subdivision.
    - There was not a lot of support for this suggestion amongst the members present at this meeting.
- Solicitation in the neighborhood
  - A question was raised about whether or not we want to have larger signs at the entrances stating “No Solicitation” or “No Trespassing”. Residents are still having solicitors come to their doors on a regular basis.
    - Several members voiced concerns that the added signs may detract from the beauty of the neighborhood
    - If uninvited solicitors come to a home, residents may discourage them from being in the neighborhood.
- Dead End Signs
  - It was noted that Mariners Point has a new dead end sign on their sign post. This was requested by residents on that street due to several cars driving down that street and turning around.
    - Discussion was had regarding whether to get dead end signs on every cul-de-sac but also that would mean nearly every sign post would have an additional sign on it.
  - Residents are asked to follow up with their street representatives if they have similar concerns. It is unclear as to whether the dead end sign will stop additional traffic.
- Annual Yard Sale
  - There will be more online advertising as well as additional signs on Toronto Road this year to encourage more traffic.
  - Residents are encouraged to participate in the yard sale this year.

## Upcoming Dates

- April 17, 2020 – dumpster will be available
- May 6, 2020 – Board Meeting – 6:30 pm – Island Bay Yacht Club
- June 5 & 6, 2020 – Annual Yard Sale
- August 12, 2020 - Board Meeting – 6:30 pm – Island Bay Yacht Club

- September 14, 2020 (week of)– dumpster will be available
- October 18, 2020 – Annual Meeting – 4:00 pm Elections and 5:00 Dinner – Island Bay Yacht Club
- November 11, 2020 - Board Meeting – 6:30 pm – Island Bay Yacht Club

## **Adjournment**