

# North Lake Shore Homeowners' Association

## Board Meeting

June 11, 2020

6:30 pm

Island Bay Yacht Club

## MINUTES

### Welcome

- Call to order
- Introduction
- Attendance Sheet

### Attendees

#### Officers and Board Members Present:

- o Robert Rabin (President)
- o Matthew Grey (Vice President/Willow Springs Road, South)
- o Shawn Backs (Secretary/Willow Springs Road, North)
- o Brent Kulavic (Treasurer)
- o Larry Shelton (Bent Tree Court)
- o Diana Frey (Chesapeake Landing)
- o Daniel Sears (Harbor Landing, East)
- o Sandy Fisher (Harbor Landing, West)
- o Jill Paul (Lake Crest Drive, West)
- o Janine Feller (Mallard Pointe Court)
- o Peyman Esmailzadegan (Mariners Point Lane)
- o Jesse Harris (Twelve Oaks Drive)
- o Larry Hochstetler (Waterbury Pond Court)
- o Norm Diehl (Wind Tree Road)

#### Committee Members and Homeowners Present

- o Jared Grigg (Twelve Oaks)
- o Jack Matthews (Harbor Landing)
- o Cindy Furling (Willow Springs)

#### Officers and Board Members Absent:

- o Josh Klingman (Lake Crest Drive, East)
- o Jim Vail (Peppermill Pointe Court)
- o Emily Rabin (Raintree Place)

### Approval of Previous Meeting Minutes

- A motion was made, and seconded, to accept the Minutes from February meeting as earlier distributed.

### Treasurer Report

- Reported on June 2020 Bank Statement as attached to Agenda.
- Reported on Profit & Loss Statement as attached to Agenda.
- Provided 2020 Budget as attached to Agenda.
- Noted that sign insurance premium increased slightly due to new sign.
- Reported annual dues collected from all but 1 household: Darryl & Angela Harris, 2304 Waterbury Pond (empty lot). Letter and 2 emails sent as well as phone call. It was decided that HOA would send certified letter and if no response in 30 days, discuss lien on property.

## Old Business

- Dumpster – vote taken on continuing dumpsters in 2020: 7 voted against, 4 voted for, 2 abstained. Dumpsters will be placed in September (in a location other than west end of Harbor Landing), but will not continue in 2021.
- Neighbor Requests
  - Above-ground pool – neighbor changed mind, however would not have been allowed as a permanent structure.
  - Breeding dogs – request denied per covenants.

## New Business

- Garage Sale – July 10 & 11; marketing via Facebook, moms' groups, newspaper, etc. If wish to be included in listing of homes having sale, or would like sign for your yard (limited supply), please email Matthew Grey at matthewtgrey@gmail.com.
- Theft- There have been sightings of individuals attempting to open car doors. Be sure to continue to lock your property.
- Lawn Maintenance – Reported that some yards not properly maintained. If this is the case, reach out to Board members who will first work to remedy with homeowner, otherwise it can be reported to City.
- Mufflers and speed – Complaints of noise from trucks traveling on Willow Springs early morning (around 6:30 am). Please be respectful of your fellow neighbors as you travel through neighborhood. Also, do not overly accelerate and/or speed after stopping at signs.
- NLS mailbox – Discussed possibility of getting an NLS HOA mailbox near front of neighborhood to avoid having to travel to Chatham once or twice a week. It was decided that it may be too difficult to maintain change in oversight names with post office and Board Officers will instead will share responsibility in picking up NLS HOA mail.
- By-laws update – Robert shared draft of potential updates. Will share a version for Board review with updates highlighted.
- Summer Block Party – will not be having this summer due to COVID-19. We have however had two food trucks that were well-received.
- Other:
  - Concerns over unsafe driving in golf carts - For the safety of those driving golf carts and any bystanders, Board wants to remind those driving golf carts to drive with lights on at night, drive in right side of street and off to the side, do not speed, one person per seat, etc.
  - Dog walking – City ordinance states that dogs must be on leashes at all times. It was mentioned that some people as well as some other dogs may be frightened. Neighbors are also reminded to pick up after their dog and place waste in garbage. Do not leave bags behind for neighbors to have to dispose of and do not dump waste down storm sewer as this is also against city ordinances.
  - Flooded easements – in some cases, homes may be lower or drainage settled and water pools from other yards into a single yard. Research was done and not an easy, not inexpensive fix. A few homeowners have installed a dry well for around \$800. Contact info: Jordan Powell, Clean Cut, 217/971-3245.
  - Mold on siding – neighbors have reached out to Board members stating it is unsightly and in some cases, hurting neighbors who are trying to sell their home. Several have used the following businesses to clean off mold and were happy: Freedom Softwash 217/632-3010 - or – Tintori Powerwashing 217/638-9274.

## Upcoming Dates

- July 10 & 11, 2020 – Annual Yard Sale
- August 12, 2020 - Board Meeting – 6:30 pm – Island Bay Yacht Club
- September 14, 2020 – 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

A motion was made, and seconded, to adjourn at 7:32 pm.