

## North Lake Shore Homeowners' Association

### Board Meeting

August 12, 2020

6:30 pm

Island Bay Yacht Club

### MINUTES

#### Welcome

- Call to order
- Introduction
- Updates to Board
  - Twelve Oaks Street Rep - Thanks to Jesse Harris (served 8 years) and welcome Mary Everson
- New neighbors
  - Jeremy & Sara Owens on Twelve Oaks
  - Adam & Ashley Hall on Chesapeake
  - Wallins on south Willow Springs
  - Lotz on south Willow Springs
  - TBD on south Willow Springs
  - Matthews on east Harbor Landing
- Attendance Sheet

#### Attendees

##### Officers and Board Members Present:

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

##### Committee Members and Homeowners Present

- Jake Poeschel (Waterbury Pond Court)
- Zachery Britton (Chesapeake Landing)
- Cindy Furling (Willow Springs)

##### Officers and Board Members Absent:

- Diana Frey (Chesapeake Landing)
- Josh Klingman (Lake Crest Drive, East)
- Jim Vail (Peppermill Pointe Court)

## **Treasurer Report**

- Reported on August 2020 Bank Statement as attached to Agenda.
- Reported on Profit & Loss Statement as attached to Agenda.
- Provided 2020 Budget as attached to Agenda.
  - Reported that we came in \$5-6k under budget for entrance sign and \$1500 under budget for lawn care
- 2021 draft budget will be circulated to all members for review 30 days prior to annual meeting

## **Old Business**

- Garage sale – reported very successful by several neighbors. Neighbors can have sale at any time (so long as in compliance with city code) and are not held to annual neighborhood sale date.
- Dumpster – last one will be placed on or around September 14 near Wind Tree
- By-laws update – will distribute draft for review prior to annual meeting
- Covenant update – attorney reviewed and determined that it is not necessary nor a reasonable expenditure to invest the time in combining the covenants into single document.

## **New Business**

- Annual Meeting – will be held at 4 pm on October 18. Due to COVID restrictions, dinner will not be offered this year and only 50 may attend meeting in person. The remainder of neighborhood will be given the option to participate via livestream. Further information, including materials for review, will be sent to all households soon. Street Reps have been asked to communicate as well with their assigned neighbors.
- Communications – Matt and Peyman will discuss alternate, less expensive options for website maintenance and email communications.
- Drainage update – no further work has been done. It is recommended that neighbors in need install a drywell. Contact Robert Rabin or see previous meeting minutes for further information.
- Sidewalk project – all were reminded that this was a city project, not an NLS HOA project. If further questions, neighbor shared Brian Romanatto as contact at the City of Spfld.

## **Upcoming Dates**

- September 14, 2020 – dumpster will be available
- October 18, 2020 – Annual Meeting – 4:00 pm - Island Bay Yacht Club – NO DINNER; FURTHER INFORMATION WILL BE DISTRIBUTED
- November 11, 2020 - Board Meeting – 6:30 pm – Island Bay Yacht Club

## **Adjournment**

A motion was made, and seconded, to adjourn at 7:37 pm.