

North Lake Shore Homeowners' Association
Annual Meeting
October 18, 2020
4:00 pm
Island Bay Yacht Club / Facebook Live / Phone

MINUTES

Welcome

- Call to order & Introduction of those attending in person

Attendees

Officers and Board Members Present:

- Robert Rabin (President/Willow Spring Road, North)
- Matthew Grey (Vice President/Willow Springs Road, South)
- Shawn Backs (Secretary/Willow Springs Road, North) – via Facebook live
- Brent Kulavic (Treasurer/Chesapeake Landing)
- Larry Shelton (Bent Tree Court) – via Facebook live
- Sandy Fisher (Harbor Landing, West)
- Diana Frey (Chesapeake Landing)
- Josh Klingman (Lake Crest Drive, East)
- James Koepp (Mallard Pointe Court)
- Peyman Esmailzadegan (Mariners Point Lane)
- Mary Everson (Twelve Oaks Drive)
- Larry Hochstetler (Waterbury Pond Court)
- Norm Diehl (Wind Tree Road) – via Facebook live
- Emily Rabin (Raintree Place) – via Facebook live

Committee Members and Homeowners Present:

- Jake Poeschel
- Robert Buresh
- Randy Phillips & Paula Skinner
- John Keith
- Cindy Furling
- Delores Furling
- Nicki Yemm
- C. Marshall – via Facebook live
- Troy & Lori Wetter– via Facebook live
- C. Rappenecker– via Facebook live
- P. Stott– via Facebook live
- B. Rabin– via Facebook live
- H. Sanders– via Facebook live
- L. Boston– via Facebook live
- C. Elliott– via Facebook live
- A. Harmes– via Facebook live
- K. LaCamera– via Facebook live
- K. Welch– via Facebook live
- L. Shelton– via Facebook live
- A. Gross– via Facebook live

- S. Whewell– via Facebook live
- L. Keith– via Facebook live
- S. Whewell– via Facebook live
- D. Carrell– via Facebook live
- D. Snyder– via Facebook live

Approval of 2019 Annual Meeting Minutes

- No questions or discussion.
- Sandy motioned to approve; Hochstetler seconded the motion; none opposed.

Officer Slate

- Robert read the proposed slate from materials provided to all households:
 - President – Robert Rabin
 - Vice-President – Jake Poeschel (replacing Matt Gray)
 - Secretary – Zachery Britton (replacing Shawn Backs)
 - Treasurer – Brent Kulavic
- No questions.
- Approval pending ballot count; deadline for receipt of ballots is noon on 10/19/20. Robert noted that ballots received thus far reflect only one no to proposed officer slate and 1 refraining from voting either nay/yay on any proposals.

Street Representatives

- No additional nominations for street representatives. Street Representative slate will remain as is.

Treasurer Report

- Reported on Profit & Loss statement (January 1, 2019 – October 8, 2020) as posted on website.
- Noted proposed 2021 Budget as circulated to all members 30 days prior to this annual meeting for review.
- No questions.
- Approval pending ballot count; deadline for receipt of ballots is noon on 10/19/20. Robert noted that ballots received thus far have all been yes (aside from one ballot that did not vote yay/nay on any proposal) to this proposed budget.

By-Law Amendments

- Robert read the proposed amendments to the HOA By-Laws from materials provided to all households:
 - Amendment 1: Allows annual meeting to take place any month and no later than October.
 - Amendment 2: Adds acceptable means of communicating votes, notices and budgets.
 - Amendment 3: Adds section to guarantee those unable to attend annual meeting an opportunity to vote.
 - Amendment 4: Allows for two-year terms for officers, rotating elections to provide for transition and experience on the Board.
 - Amendment 5: Divides geographically and affords more than one street representative to the larger streets in order to more proportionately represent these streets.
 - Amendment 6: Separates the Secretary and Treasurer positions
- Approval pending ballot count; deadline for receipt of ballots is noon on 10/19/20. Robert noted that ballots received thus far reflect only 2 no votes to proposed amendment 1 and 1 voting either yay or nay.

Other - Solar Panel Requests

- Kulavic read the NLS HOA Solar Panels Guidelines as posted on HOA website.

- Buresh requested a resolution that the Board work with the homeowner who recently placed ground solar panels that are not in compliance with these guidelines to resolve into compliance. Specifically, the ground panels exceed 6 feet.
- Robert noted that 2 of the 3 Architectural Control Committee, aka Homeowners' Control Committee (HOCC), members approved this request, so homeowner proceeded with installation. The homeowner has worked with neighbors to ensure an understanding and is also spending an additional \$3,200 in landscaping.
- Hochstetler noted that these Guidelines were approved by the HOA in late 2017 or early 2018.
- Keith stated that they need to be in covenants to be official. Grey agreed stating they likely needed to be filed with Recorder of Deeds.
- Skinner concerned with committees approving anything outside of covenants. Fisher asked if HOCC approves something they shouldn't, are we as board members liable; response was that they would not be individually liable. Buresh stated that at the very least, the failure to uphold the covenants is a breach of trust. Robert stated for these reasons and with Barrows leaving neighborhood and Shay traveling, he requested additional assistance on HOCC. As such, the HOCC now consists of 5 members vs just 3: Hochstetler, Shay, Buresh, Welch, and Larson.
- Grey noted that per 765 ILCS 165, we cannot limit a person's ability to have solar panels, but can limit the design. Buresh added that that most HOAs do not allow ground or street-facing installations to protect the look and feel of neighborhood.
- Grey asked if any other solar panel requests are pending and Buresh responded 1 which is in compliance.
- Given the 7 day response to any requests received, Grey pointed out that clause in the by-laws allow additional time for response. Keith suggested having standing meeting each week where HOCC discusses the request and if believed not to be in compliance, respond "not approved at this time" and continue to accept additional information for consideration if needed.
- Fisher requested that the HOCC be a standing item on the Board agenda such that they report on any actions taken. Majority agreed.

Other - Covenants

- Yemm asked that since plats have different restrictions can they be unified?
- Robert responded that this idea was visited more than a year ago and attorney stated that we were better off leaving alone as it would not be fair to some plats when merged.

Other – Street Parties vs neighborhood party

- Koeppe suggested that instead of large, expensive neighborhood party, maybe have street parties.
- Robert requested that he send a proposal to the Board for consideration.
- Kulavic noted that previous annual meetings with dinners at IBYC were costing \$32 pp, upwards of \$4,000 which is cost prohibitive for intent.
- Yemm stated that if people want to get together, they should do so on their own and HOA fees should not cover these expenses as not everyone will want to participate. Robert stated that these are the reasons we vote on items.

Upcoming Dates

- November 11, 2020 - Board Meeting – 6:30 pm – Island Bay Yacht Club

Adjournment

A motion was made, and seconded, to adjourn at 4:44 pm.