

North Lake Shore Homeowners' Association

Board Meeting

November 4, 2020

6:00 pm

Island Bay Yacht Club

Minutes

Welcome

- Call to order
-6:01pm, Island Bay Yacht Club, Robert Rabin
- Introductions
-Presentation/Request by James Koeppé's son for his boy scout troop. Star project food drive to benefit either Springfield or Chatham. He and troop will hand out flyers to all in the neighborhood. Made request of HOA to help pay for printing. Motion made to spend \$50.00 out of HOA budget and provide a higher quality flyer. Motion seconded. Motion confirmed by voice. Flyers to be distributed by the troop the first week of December. Recommendation made that the troop contact the rotary club of Springfield for a cash donation. Recommendation also made that bags of can goods or monetary donations be provided by the North Lake Shore neighbors.
- New neighbors
- none
- Attendance Sheet

Old Business

- Trick or Treating results
-Better than expected, about a third of the normal amount of kids.
- Food Truck turnout and results
-Went well and the location change did not affect traffic flow on street.
- Street Parties vs. Neighborhood Party
-It was agreed that we will coordinate a neighborhood party in conjunction with the annual HOA business meeting. The annual business meeting at the beginning of the event and the food trucks as well as activities starting after the conclusion of meeting. Suggestion was made that there be supervision over the bounce houses and activities. Motion made to table the topic until next meeting. Motion seconded and confirmed.
-The idea of holding individual street parties only arose because of the lack of a neighborhood party over the last couple of years. It was agreed that streets can plan their own parties as desired and coordinate with neighbors of that street without involvement of the HOA.

New Business

- Directory Updates
-Robert Rabin re-stated the importance of the directory updates. Jim Vail sent out notification of directory updates same day with Matthew Gray taking over responsibility of the directory.
- Annual Meeting and Dates for 2021 – Set Date (any month, no later than October)

-Annual meeting date and neighborhood party voted upon and set for:
August 28, 2021 with specific time TBD
Rain date of August 29, 2021

-Board meeting dates voted upon and set for:

February 17, 2021, 6:00pm @ Island Bay Yacht Club

May 12, 2021, 6:00pm @ Lake Point Grille

July 14, 2021, 6:00pm @ Island Bay Yacht Club to act as the Budget Meeting

October 27, 2021, 6:00pm @ Island Bay Yacht Club

-Annual Yard Sale date voted upon and set for:

June 4 and 5, 2021 with no announcement of specific starting or ending times

- Solar Amendment

-Robert Rabin is working to write new amendments with attorney guidance specific to solar panels. Once the amendments are drafted, they will be provided to the HOCC. Discussion consisted of what can and cannot be required by the HOA and amendments may contain the requirements of certain types of materials, landscaping to hide but not inhibit, what kind of mounting and height. Continued discussion about the process of amending to the covenants because there is no Solar covenant currently. A recommendation was made that factors, such as inhibiting costs, be discussed with attorneys. Discussion arose over the possible use of an attorney with specialization in solar should there be a need in order to avoid any conflict of interest related to the engagement of attorney Rabin.

-It was agreed that the HOA will not continue the use of attorney fees for any services without a formal board vote.

- Finalize bylaws/ notarization and filing with county

-Agreed to move forward with finalization by having Alex Rabin handle the notarization and filing.

- HOCC Updates

-Larry Hochstetler presented update on tree removals and trees hanging over one property to another property. City zoning told him he had the right to remove the limb if it infringed up his building of the home.

-Shawn Backs requested more background on the old road that was to be an entrance and what happened to that plan. Wind Tree road to be on the next agenda and Robert Rabin will call the city to get the history on it.

- Other

-Jeetu Nanda raised the topic of golf carts not adhering to stop signs. Recommend that signs be requested from the mayor's office (drive 25 keep kids alive). Additional concerns made over children, who are not licensed or of age, driving golf carts from a liability perspective. Due to our streets being public the HOA is not liable. It was agreed that the HOA explore the and request additional signage and to explore having the speed limit lowered to 25mph by the city. Robert Rabin volunteered to take up the project.

-James Koepp asked for more involvement in the neighborhood and the promotion of positivity (e.g. pumpkin carving contests and the like). Believes his wife would be willing to head up the committee. The need for this activity in the neighborhood was recognized and agreed that an additional HOA committee was not necessary. Invitation was made to promote these types of activities as desired on the North Lake Shore Facebook page.

Upcoming Dates

- 2021 HOA Schedule

-covered during new business

Adjournment

-motioned and seconded, confirmed 7:16pm