

North Lake Shore Homeowners' Association

Board Meeting

October 27, 2021

6:00 pm

Island Bay Yacht Club

MINUTES

Welcome - 6:11

- Call to order - 6:11
- Introductions - 6:11
 - Justin Knoedler with BOS guest
- New neighbors - 6:12
 - Lotz house sold and new neighbors moved in. The HOA needs to catch up on names need to send welcome packets as well as look at re-updating the packet. Robert/Zac and Amy Matthews to work together on this.
- Attendance Sheet

Old Business - 6:15

- HOA sponsored branch pickup costs update - 6:15 James Koepp reported. Got very few companies to respond to his inquiry. Not able to give a very accurate estimate without seeing the volume of the limbs for pickup. Suggested that we really promote the timeframes that the city intends to pick up. Will have one company look at the volume before the city picks up in the Spring to estimate a price. \$200 per hour included raking up and blowing off sidewalks was one initial estimate from an individual service.
- Asphalt sealant and sidewalks update - 6:21 work is being performed to correct the sealant issue and improve the look.
- Neighborhood library progress - 6:23 Robert Rabin reported that the library will be placed on Lake Crest and Willow Springs southwest corner. Robert will order the kit and the cost is less by \$500 than what we budgeted (\$1000)
- Solar Regulations/Amendment update - 6:25 Robert Rabin reported that we will stick with originally proposed guidelines but will encourage no ground panels by way of asking homeowners to plant ground covering that will mature. Also, if ground panels are the only option, the HOA will have the HOCC committee work with homeowners for placement and landscaping.

New Business - 6:31

- Street representative needed for Harbor Landing East and Lake Crest East - 6:31 Will be worked on by Robert Rabin.
- Neighborhood Shredding - 6:32 Robert Rabin will get a quote.
- Storm Drain clean up - 6:35 Robert Rabin reported that the front ditch is a city issue, the back drain is okay to have brush build up and it can be trimmed but this is not necessary to keep the drain clear.
- Treasurer's suggestion on HOA Account Balance and Reserves - 6:38 Brent Kulavic suggests that the money go into a CD. Justin Knoedler shared what the bank does for other associations. A 75K CD will net about 1k per year, BOS would allow a withdrawal without penalty. This CD is not held by a third party, it is a BOS held CD. It was asked that we consider moving accounts to BOS out of convenience as well. Proposed was a switch to lock box service for the payments of HOA dues or other payments. The cost of \$470 per year would set up the PO

box and scan all mail and checks and electronic reporting of the activity and accounts directly to the HOA Treasurer. We would get rid of the safety deposit box currently used in Chatham. BOS would handle all mail and processing and send a scanned image to the Treasurer so a volunteer does not have to take on those tasks. The costs were deemed to easily offset by the interest earned on the CD. Motion was made and approved to make the change. 75K was approved by vote to be moved into the CD with BOS and

- Change in mailing address will need to be updated into the directory and announced to the neighborhood and on the website. Brent Kulavic will provide documents needed to Justin Knoedler.
- Report on expenditures - 6:46 Brent Kulavic provided printed copies of Profit and Loss statement to be kept in the HOA files.
- Christmas Santa? - 6:51 Brent Kulavic asked if we are doing Christmas Santa again for the neighborhood and will work with Robert Rabin to make it happen.

HOCC Updates - 6:52

- Property Improvement Requests - 6:52 Larry Hochstetler reported that we have approved 2 solar projects and a room addition on Lake Crest as well as a pool.
- Occurrence Violating HOA Covenants - 6:54 Larry Hochstetler reported an issue with the installation of an aluminum fence that appears to be over property lines and easement at a home. The owner has agreed to make corrections but there is a backorder on supplies to get the work done. The installation was done without an application to the HOA and without HOA's review or approval. Larry has requested a date for the completion of the corrections as well as the plans and a properly completed application for the work. The HOA will refrain from filing a lean and act in good faith based on the homeowner's cooperation.
- Exceptions to Covenants - 6:59 Anything outside of the norms of covenants needs to be presented by application (HOCC will walk the homeowner through the process) and then be approved by the HOA on a quarterly basis.

Upcoming Dates

- 2/9/22 (Wednesday) - IBYC snack bar
- 5/18/22 (Wednesday) - IBYC snack bar
- 7/12/22 (Tuesday) - IBYC Trophy Room
- 10/12/22 (Wednesday) - IBYC snack bar
- 8/27/22 Annual Meeting - TBD

Adjournment - 7:03