

North Lake Shore Homeowners' Association

Board Meeting

May 18, 2022

6:00 pm

Island Bay Yacht Club

AGENDA

Welcome

- Call to order -6:04pm
- Introductions -6:04pm
 - New Reps - none
 - New Neighbors – Parnell family
- Attendance Sheet – completed and filed

Old Business

- Solar Regulations/Amendment Update -6:07 Jake Poeschel shared the changes related to ground mounted panels and standards of installation of panels and landscaping. Larry Shelton spoke of his issue with trying to install landscaping but having the plants fail growth wise but having acted in good faith related to landscaping. Jake Poeschel suggested that wording be added to reflect the “in good faith” attempts at landscaping as well as a change of wording from “standard” to “recommendation” or “guideline”. The final Solar Regulations and Amendments will be voted on as an HOA in August
- Neighborhood Shredding -6:13pm Robert Rabin received a quote from Shred-It in the amount of \$900 for three hours of shredding services (a minimum set by the shredding service). Jake Poeschel will look for alternative services but the date for shredding will be set and if an option comes up cheaper, we will switch services. Voted on and approved with only one vote in descent.
- Garage Sale Promotion and Updates -6:16pm Robert Rabin share the times set for Garage Sale as 4pm-10pm on June 10 and 8am-4pm on June 11. Ads will be placed in SJR and Robert has asked for a volunteer to head up Garage Sale for the Neighborhood. Any needed signage can be requested from Robert.

New Business

- Sheds and Outbuilding -6:18pm Robert Rabin addressed, via phone call, the shed in place at the Wright's home. Robert asked for a timeline on the shed being removed. Outbuildings are an option but should go through the HCC in accordance with standards set by the HOA and current HOA covenants and guidelines. The parties present at the meeting agreed that the guidelines need to be clarified to help neighbors with requests made for outbuildings. It was recognized that any outbuildings should increase the property value of the home and the neighborhood in general. Robert made recommendation to hire an outside architectural firm to help handle these requests instead of relying upon the HCC and to avoid confusion. The HOA could allocate funds to hire an outside firm to handle this topic. Jake Poeschel discussed the difference between Plats 9,10,11 and 12 where covenants are not consistent with other covenants of other plats. The ambiguity should and will be looked into to form a unified covenant. David Kiefer explained his attempts to install an outbuilding and shared that it was requested and not approved. It was recognized that the request was made in conversation but not formally submitted to the HOA for consideration. Emily Rabin shared her experience as a realtor related to property values and outbuildings and suggested that the language in the covenants is ambiguous and agreed that an outside firm could assist and provide consistency and clarity in these types of requests. David Kiefer asked for more clarity on what would or wouldn't be approved and asked for a three-step process in submission of plans

and approval. Jakes Poeschel read the covenants and stated that a change to the covenants could be made if 75% of the members in the HOA agree to the change by vote. Chris Wright, Larry Shelton, and David Kiefer were recommended to work together to lead the project of changing covenant, talking to attorneys, talking to architectural engineers, and speaking with other neighborhood HOAs on the topic of outbuildings for clarifications to be made and standards to be set within the covenants. A motion was made to create the committee, it was seconded and approved to be formed with a minimum of two people on the committee (R&D committee). Larry Hochstetler will also be on the committee and any additional people who want to be on the committee can approach the leader of the committee. A 90-day timeframe was set by the HOA committee and agreed upon by the Wright family for the removal of their shed. Motioned on by Emily Rabin and seconded by Chris Wright.

- “Safe Driving” Street Signs – 7:13pm Jake Poeschel asked that we put in “Drive like your kids live here” street signs attachable to the light posts at the price of \$50 apiece. A Motion was made, seconded, and approved to buy 10 signs at the cost of \$500 to encourage neighbors and visitors to slow down while driving through the neighborhood.
- Entrance Cameras -7:31pm Jake Poeschel suggested we table the topic based on the volume of questions that arose from it when posted on the HOA Facebook page. It was stated that access to the material stored on the cameras would only be accessible to the HOA President and Vice President and to be use for police matters. Motion was made and seconded then approved to table the topic until next meeting.
- Landscape and Entrance Clean Up- 7:27pm Brent Kulavic shared that the HOA has the budget to cut back trees at the entrance of Chesapeake and the Entrance of Willow Springs and will be reaching out to a professional for the cleanup.
- Annual Meeting Time/Activities/Location – 7:36pm Zac Britton will ask Norm to use property for another party like last year, same set up, same kind of time, same activities, same budget. Motioned and seconded then voted on and approved.

HOCC Updates – items were covered in “New Business”

Upcoming Dates

- 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 – 7:38pm