

North Lake Shore Homeowners' Association

Annual Meeting

August 27, 2022

2:30 pm

Minutes

Welcome

- Call to order – 2:50pm
- Introductions – 2:53pm
- Attendance Sheet – completed and filed

2023 Budget

- Budget approval vote – 2:56 pm copies provided to all in attendance, discussed and approved with unanimous vote at 2:59pm

Board Member Updates – 3:00pm

- Officer Changes and Continuations approval vote – 3:02pm
 - President – Jake Poeschel voted upon and approved unanimously
 - Treasurer – Brent Kulavic to remain voted upon and approved unanimously
 - Vice President – Void left due to Jake's move to President. Chris Wright volunteered for the role. Chris Wright voted on and approved unanimously after the street rep vote was held – 3:03pm
- Street Representative Changes and Continuations approval vote – 3:01pm all reps to continue with no changes voted on and approved unanimously at 3:02pm
 - Chesapeake Landing – no change
 - Harbor Landing east – no change
 - Lake Crest East – no change
 - Peppermill Point – no change
 - Waterbury Pond – no change
 - Willow Springs North – no change
 - Wind Tree – no change
 - 12 Oaks – no change

Old Business Topics – 3:03pm

- Solar Regulations/Amendment vote – 3:03pm Robert Rabin read the updated amendment and answered questions arising from the topic and confirmed that we are not exempt from the Illinois solar regulations. Clarification was also provided that this is simply guidance for bylaws and not an official change to bylaws, so the item did not require a neighborhood-wide vote. Amendment was voted on and passed with 2 nays at 3:13pm
- Covenant Changes of Terminology for Consistency Between Plats – 3:15pm Robert Rabin gave an update on the topic and provided a brief background of how the neighborhood was developed with different terminology between plats and the reasoning behind the differences in covenants. Further work and discussion will be done on the topic in the coming months.
- Mailbox Repairs reminder – 3:24pm Robert Rabin has offered to provide and perform minor repair of HOA mailboxes at a more affordable rate. The updated cost of mailbox repairs is \$75 and a \$50 rebate will be provided by the HOA to the first 8 HOA members having the services performed. Due to the high cost and limited availability of our current mailbox provider, alternate sources are being sought for neighborhood mailbox production and installation and the HOA is open to suggestions or referrals.

New Business Topics – 3:27pm Robert was thanked for his service as HOA President and Jake Poeschel was officially welcomed as new HOA President.

- Open Floor Items – 3:29pm No open floor items were identified.
- Open Floor Notification Process – 3:28pm Jake Poeschel announced new procedures for bringing new topics before the HOA board. “In an attempt to notify neighbors and streamline HOA meetings, we ask that any New Business Items or Open Floor Items be identified no less than 2 weeks prior to meeting dates. Please contact your street representatives to notify of any desired topics of discussion not currently being reviewed. You can find the minutes of our previous meetings on the North Lake Shore Homeowners Website at <https://northlakeshore.org/>.”

HOCC Updates – 3:29pm None

Upcoming Dates – 3:29pm Jake Poeschel announced upcoming dates

- 10/12/22 (Wednesday) - IBYC snack bar – 6pm
- 2023 dates TBD

Adjournment – 3:30pm