

North Lake Shore Homeowners' Association

Board Meeting

February 15, 2023

6:00 pm

Minutes

Welcome

- Call to order- 6:00pm
- Introductions- 6:01pm
- Attendance Sheet- complete and on file

Treasurers Report and Update

- 2023 HOA Dues unpaid- 6:02pm- Brent Kulavic reported that a fee is charged for late dues, final due date was in January, Peyman will contact the individual on his street. Chris Wright recommends giving until the next meeting, Jake Poeschel will send text to all that have not paid. Emails and letters have already been sent out. If dues are not paid a lien is placed on property. Bylaws makes this automatic so if the house is sold the lien will be on the house and the payment for the bills and late fees are due at time of purchase. This is worked out between the buyer and the seller per Don Krager.
 - Holtkemp – 6401 Bent Tree
 - Grady – 2309 Mariners Point
 - Gregg – 6516 Willow Springs
 - Smith – 6513 Willow Springs
 - Denison – 6309 Wind Tree
- Certificate of Deposit – We are expecting to reinvest in alternative accounts yielding a higher rate of interest- 6:04pm- Brent Kulavic wants to change from 1% to a 4% and it is already established with the bank that handles our deposit box and payment of HOA dues. No vote needed on this topic. Brent will move forward.

Old Business Topics

- Assess needs to update or change wording in covenants related to plats- 6:06pm- Jake Poeschel spoke to the topic and a review of what had already been discussed. The recommendation was to look at what other HOAs are doing to determine if changes should really be made. Jake will look further into Lake Point, Piper, Panther and what those comparable neighborhoods are doing. He will look specifically into outdoor structures, pools, and additions to houses. After looking at the items, a proposal will be drafted and voted upon. In the next meeting, we will follow up on the recommendations and decide on a deadline to vote upon redlined items.

New Business Topics

- Update on Directories- 6:11pm- Jake Poeschel needs to update the newly elected individuals and make sure the updates are accurate, then send to print with an estimated cost of \$800. The directories will then be delivered to street reps for distribution.
- 2023 meeting dates specific to Annual Meeting, location, and arrangements- 6:13pm- Chris Wright had ideas on a band and the consensus is that most of the neighborhood enjoys the idea of the Neighborhood Party, many do not attend the meeting when held at the Yacht Club whereas the Neighborhood Party is more family friendly. Three dates are proposed for consideration and Zachery Britton will reach out to Norm then share the info with

the street reps. The HOA board will begin to plan and firm up those plans in the next meeting. James Koepe also suggested Dave Litrell as an option for the band. Additional suggestions were made to have multiple food trucks.

- Open Floor Items- 6:23pm

- Reckless driving and theft issues in the neighborhood – how to address and next steps- 6:23pm- Jake Poeschel shared 3 things we could do try to improve safety. 1. Call the police and ask for a vehicle to be present during prime times of the day for traffic 2. Purchase removable speedbumps 3. Place cameras at the entrances but the issues in the past with cameras is who has access and where placed. He proposes that access only be allowed to the Board members and only looked at when issues are brought up for legal purposes.

Emily Rabin recommended a neighborhood watch sign. Diana Frey recalled past participation in the neighborhood watch with a neighborhood police officer. Emily recommends that if people push back on or are resistant to cameras, we present the neighborhood watch idea. Jake Poeschel believes that criminals are less deterred by a neighborhood watch program in these current times than they were previously.

Peyman suggested a discussion with the mayor's office.

Don Krager shared his experiences over the years with incidents in the neighborhood. 911 calls made resulted in a favorable outcome in each of the 3 situations. The speeding issues will not likely get a response, but theft related issues might.

The ideas have been explored for speed bumps and unfortunately, streets must be owned by the neighborhood to install even removeable speed bumps per James Koepe.

Jake Poeschel suggested that UIS officers might be willing to have a presence in the neighborhood.

Emily Rabin shared her experience and Cindy Furling shared her experience with calling the police and neither felt that there was much effect.

Emily Rabin will investigate the neighborhood watch idea and any updated programs then share the information with the HOA.

Jake Poeschel mentioned requesting a radar detector for display in the neighborhood and Emily Rabin will follow up on this item as well. James Koepe and Jake Poeschel will also explore the possibility of a regular police presence from UIS.

- Bringing back the dumpster in a new location with oversight @ Lake Crest West- 6:38pm- Jake Poeschel has had a person volunteer to host the dumpster and watch over it. Because we voted this item down last year, it would need to come to a new vote. Not enough board members were present to vote. This topic will be part of the next meeting agenda and it is asked that enough board members attend to hold a vote. It was also suggested to host the shred truck again and possibly hold a blood drive at the annual meeting.
- Reminder on the effect of feeding the wildlife in the neighborhood- 6:43pm- Jake Poeschel shared that we have had quite a few raccoons in the neighborhood with one cause being the feeding of wildlife. It is suggested that we encourage people to stop feeding the deer in their yards. Don Krager shared that he has been attempting to catch raccoons before they get into the neighborhood. Don reported that the raccoons cause damage to homes, spread disease, are aggressive towards pets when they feel threatened, and take up residence in home structures. Insurance does not cover home damage due to raccoons being "avoidable pests." The Kragers have hired a pest control business and have caught 5 raccoons in a period of 6 nights. They are currently covering the expense of this, and Don is requesting some possible reimbursement from the HOA, if we are willing. Emily Rabin suggested that we post a few helpful things on Facebook or print up flyer to distribute and help persuade neighbors to stop or refrain from feeding the wildlife. Chris Wright asked that we approach the company Don is using and then propose that the service be done for the neighborhood at a discounted rate. Don shared the experience of other HOAs in dealing with similar issues. He agreed to investigate raccoon control for the

neighborhood as well as research specific entry points by approaching his current pest control provider, then report back to the HOA with suggestions.

- Mailbox maintenance- 6:58pm- Brent Kulavic asked about mailbox maintenance and suggested that the HOA just budget it, then propose for a vote at the next meeting. Peyman asked if we must use the same company and suggested that we look into a longer term, more cost friendly solution.
- Children driving golf carts in the neighborhood- 7:04pm- Peyman had a neighbor complain of the kids driving golf carts and there have been complaints of individuals driving on private property and in yards and lots without the permission of the property owners. Jake Poeschel will place a statement on the Facebook page with a warning that continued offenses may result in the involvement of the HOA.
- Limb pickup- 7:07pm- James Koeppel reported that the first limb pick up is the week of March 20th.

HOCC Updates- 7:07pm- No HOCC members present

Upcoming Dates- 7:07pm- Zac Britton

- HOA Meeting 5/17/2023 @ 6pm IBYC
- HOA Meeting 10/11/2023 @ 6pm IBYC
- Annual Meeting and Neighborhood Party TBD

Adjournment- 7:08pm motion to adjourn made and seconded.