

# North Lake Shore Homeowners' Association

## Board Meeting

May 17, 2023

6:00 pm

## Minutes

### Welcome

- Call to order – 6:01
- Introductions – 6:01
  - Presidency/Vice Presidency of HOA Announcement
- Attendance Sheet – 6:02 has been completed and on file

### Old Business Topics

- Unpaid HOA Dues Update – 6:03 – Brent Kulavic reported that only one homeowner is short paid and will be communicated with for further understanding.
- Raccoon Trapping update and Vote for Reimbursement – 6:04 – Chris Wright lead discussion and much feedback from attendees was given on the reimbursement of Krager expenses. Don Krager was not in attendance and has not reported on his inquiry with the pest control provider or findings. It was reported that some insurance policies do cover damage from racoons depending on the insurance company. No specified dollar amount is known for expense and cannot, therefore, be voted upon. Item to be tabled for further investigation and discussed again at a future meeting.
- Neighborhood Safety Update
  - Cameras – 6:11 – Chris Wright received a bid from Senergy for camera installation. Requests for proposals from other providers were made but no one else responded. The cost would be \$15K to install cameras in the neighborhood, and this would read about 90% of license plates. Discussion occurred on who has access to recordings, and recommendation made that if we do move forward, then the police departments be given access and only viewed if police reports are made. The recordings would only be viewed by the police for investigative purposes. Robert Rabin's experience in previous RFPs was a cost of \$12-14K. Senergy would provide free support for 3 years included in the cost. Emily Rabin asked if there are other neighborhoods to reference. No known in the area. Rick Nelson asked for clarification for what it actually does. Shawn Backs shared her experience with neighbors asking for the footage on their own camera. Camera positioning on entrances of subdivision would have caught the license plates for previous theft related incident. A motion was made to determine if more research should be done on the topic of installing cameras at neighborhood entrances. A vote occurred and resulted in 7-5 outcome of no further research or pursual of topic at this time. The neighborhood camera topic will not be pursued.
  - Neighborhood Watch – 6:30 – Emily Rabin has not gotten a response from our alderman. Robert Rabin started the process of hanging signs and found that signs are already in place but not recognized. Robert Rabin walked through the process of getting a neighborhood watch started. Cindy Furling agreed to reach out to ask for our alderman to come to our annual meeting. It was agreed to pursue a Neighborhood watch program.
  - Police Presence – 6:35 – Chris Wright reported, and it was recognized that there has been more police presence in and around the neighborhood.
  - Signage – 6:41 – Robert Rabin reported again that signage was already in place.
- Mailbox Painting Update – 6:27 – Brent Kulavic reported a cost of \$25 per mailbox including the stamp and post and numbers. A motion was made to paint all the mailboxes in North Lake Shore with homeowner's permission made by Larry. A majority decision was reached to spend funds on this project from the HOA account and

include as a recurring expense via current HOA dues. Brent Kulavic will arrange and communicate the schedule and specifics to street reps who will then communicate to neighbors.

- Dumpster Vote – 6:42 – Chris Wright, Neighborhood dumpster was voted on to discontinue just a year ago and no further pursuit of a regular neighborhood dumpster will continue at this time.
- Annual Meeting Planning Progress – 6:48 – Chris Wright scheduled a country band and will confirm a schedule of 3-6:30pm for the date of the neighborhood party. The HOA is needing help with food trucks but has already agreed to face painting (has been booked) and a repeat of similar activities provided last year. It was agreed that \$20 dollars per household for food should suffice and coupons will be provided in accordance with last year's process. Peyman will add to the North Lake Shore website.
- Update on Changes to Wording of Covenants – 6:47 – Brent Kulavic recognized that this item was voted on being done multiple times previously without any further investigation as a result. A vote was taken, and a majority agreed to drop the topic and any further research.

## **New Business Topics**

- Vice President Vacancy Decision – 6:43 – It was agreed that Chris Wright will send out message asking for a neighbor to replace John Freml as street rep and then appoint him to the position of VP.
- Open Floor Items
  - Neighborhood Park – 6:53 – Chris Wright presented the idea and discussion on empty lots or available lots for sale followed. Three lots are currently available for sale. The idea was entertained and appreciated. There would be insurance coverage needed with costs depending on what the park consisted of. Initial estimates on cost of insurance would be around \$1500.00 per year. Brent Kulavic said this might be a \$100K project. Cindy Furling shared that this item has been brought up over the years and shared some challenges with having a park and reasons that it was not voted into place previously. Some items being, kids moving away, lawn care, insurance costs, and neighbors directly connected to the lot. Present HOA members agreed to bring the topic up for further discussion and exploration at the annual meeting.
  - 2311 Chesapeake Landing Vacancy Update and Info – 7:00 – Chris had discussion with the homeowner who stated that she would have the yard mowed again tomorrow. The owner claimed to have someone hired but could not complete the work due to rain. Robert Rabin recommends not approaching her and allowing the city to mow it at her expense. The home continues to lose value due to deterioration and asking price is exorbitant. The owner has been approached by multiple neighbors and street reps and she is not taking action to sell the home.

## **HOCC Updates**

7:05 – Larry Hochstetler reported that there has been recent approval for two fences, however, some trees have been removed without following the proper process with the HOA request/submittal forms. The removal did approve appearances. Chris Wright recommended that if it happens again in that manner, we move forward filing a lean. Emily Rabin recommended bringing the reminder up at the annual meeting.

## **Upcoming Dates**

- HOA Meeting 5/17/2023 @ 6pm IBYC
- HOA Meeting 10/11/2023 @ 6pm IBYC
- Annual Meeting and Neighborhood Party 8/5/2023 @ 2:30pm Kristin's Pumpkin Patch, 6300 Wind Tree Road

## **Adjournment - 7:09pm**