

North Lake Shore Homeowners' Association

Board Meeting

January 3, 2024

6:00 pm

Minutes

Welcome

- Call to order - 6:03
- Introductions - 6:03
- Attendance Sheet - complete and on file

Old Business Topics

- Annual Dues Update - 6:03 - Brent Kulavic - 137 houses have paid out of about 190 so, almost 75%. Peyman will send out another reminder per Brent. Will discuss late notices if needed after the 15th
- Neighborhood Decoration and Light Contests - 6:05 - Chris Wright - winners have been posted on facebook. Hope that having the contests will involve more and more neighbors. The idea of a traveling trophy or a yard sign for the winner each year was brought up. Also, an idea of letting people know we have a light contest in the neighborhood to draw attention and possibly increase payouts as we progress.
- Annual Meeting and Neighborhood Party Planning Progress - 6:08 - Chris Wright - restated that the meeting and event would be at Island Bay this year. We will do flyers again and will have street reps try to get RSVPs to notify of attendance in order to ensure enough food is available. Intent is to have a cash bar and to ask HOA members the courtesy of reserving. Possibly have a DJ for the event. We will revisit more heavily in April.
- Entrance Tree Trimming Completion - 6:14 Brent Kulavic and Chris Wright -Will coordinate work on the Chesapeake Landing entrance in the spring.
- Mailbox Painting Project Update - 6:16 - Brent Kulavic - One street is still to be completed and will be done when weather improves.

New Business Topics

- NLS Shred Event Requested - 6:17 - Chris Wright - may be cost prohibitive. Agreed to table topic for April, knowing that the last event cost over \$1000.00 and there are other free shred events throughout the city.
 - An idea was floated to have a suggestion box at the annual meeting.
- 2311 Chesapeake Property Complaints - 6:21 - Diana Frey - has already called about the leaves and needs some assistance, Chris will handle calls moving forward. It was shared that the owner does have a groundskeeper. Most recent complaint was Monday. Diana will send the phone number to Chris for a follow up.
- Open Floor Items - 6:25
 - Leaf Issues - 6:26 - Amy Matthews - a neighbor that is having leaves blow from across the corn field and they pile up due to a drainage tile that has been installed. It is recommended that the neighbor contacts the owner of the property that the leaves came from as this is an issue outside of HOA control.
 - The drainage ditch on the back of some properties have some repairs needing to be done - 6:36 - The last time this occurred, the individual home owners got together to get the area cleaned up. Chris Wright suggested that the homeowners get a quote for the work to be done and then have the cost considered by the HOA.

- Karen Ammon is having issues with drainage issues again 2320 Harbor Landing- 6:39 - Chris Wright has contacted the City about some of these drainage issues and asked that a few neighbors call the city and reference Work order #38296. This action might help move things along as this is a City of Springfield project.
- Donna Snyder on Lake Crest West would like to step down as street rep - 6:41 - Chris Wright - A notice will be put on facebook requesting a volunteer to take her place.
- Directory changes - 6:42 - Any additional updates should be passed along to street reps by the 10th to finish updates

HOCC Updates - 6:45

- Larry Hochstetler - The lot at 2304 Waterberry remains open, the contractor has been contacted and he said they have put a hold on the project. When the project restarts we will have the plans resubmitted to ensure they in alignment with HOA guidelines

Upcoming Dates

- April 3rd @ IBYC Trophy Room 6pm
- July 11th @ IBYC Trophy Room 6pm
- October 20th @ IBYC Annual Meeting 5pm and Neighborhood Party 6pm
- November 6th @ IBYC Trophy Room 6pm

Adjournment - 6:48