
Minutes of Annual Membership Meeting

Date: Saturday, July 8, 2023

Official minutes of the annual membership meeting of the Lake Shore Homes POA, Loon Lake, WA, held at 10 am at Lake Shore Homes Association Park, located at Lake Shore Homes Road 5 end.

1. CALL TO ORDER

Board member Tom Tiffany called the meeting to order at 10 am.

2. ROLL CALL & QUORUM

Officer roll call took place. Board members present are as follows:

Tom Tiffany, Steve Roffler, Michael Moran, Brian Johns, Janet Gregerson, Alexa Wilson

A quorum is present with 41 paid members represented in person or by proxy at the meeting. (Quorum is ½ of all plus 1 paid member. At the time of the meeting 74 of 83 members were paid for 2023. 38 members would be the minimum to represent a quorum at the meeting.)

3. MINUTES FROM 2022 ANNUAL MEETING

Alexa Wilson read the minutes from the annual meeting July 2022. The minutes were approved by members.

4. FINANCIAL REPORT

Steve Roffler prepared and read the Treasurer Report. Copies were distributed to members in attendance.

Steve reviewed line items from the report.

Revenue from three sources, dues, donations, and CD fund.

Expenses were annual Spring / Summer maintenance of roads, insurance, Road 5 drainage project, Survey of HOA park boundaries.

Insurance comparison was completed, and new company (State Farm) will offer more coverage, \$700 annual savings, and offers HOA specific policies and services.

Road 5 Project total cost was \$3100. HOA paid deposit to contractor. Manix paid half of the cost.

After revenue deposited to date and expenses paid to date the HOA is \$92 over expenses

5. Swim and Boat Launch Discussion

State Farm insurance will require that our swim area be designated. Signage on the beach will include "swim at your own risk" required because we do not have a life guard; and "no trespassing" to indicate it is a private

owned beach area. We must also provide a bouey boundary between the boat dock to the south of the swim area and the swim area itself. It was suggested that the bouey line could divide the swim area from the boats at the natural change in the bottom of the lake where the sand is muddy. This is about half of the space for swim with sand bottom and half for boat with the mud bottom. A new board will need to address this.

6. Roads Report

Tom Tiffany prepared the roads report.

Minimal work was needed in spring 2023 on the roads. Overall the roads are in good condition. Some bank erosion was noticed by the old garage on road 5. Tak was contracted to provide dust control in the form of emulsified asphalt. The cost was \$6374 which is a bit more than last year. The increase is due to cost of product increase as well as our roads needing more coverage as they are widening in some locations. Gravel was used during the winter to control ice more than needed in years past. No work on roads 4, 2, or 1 planned.

The drain field above road 1 has proven to work through heavy rain this spring.

Road 5 water issue between Manix /Steele was done by Wustof. The work included installation of a drain field, road beveling, driveway access mitigation. This work was tested by rain in the spring and it proved that the drain field worked until the water exceeded the capacity of the drain field and then eroded the same path to the lake as in the past.

Members requested that the beach on HOA property be repaired after rain run off leaves a trench in the sand. Members have been shoveling this in over the years.

Paul Inman requested that the HOA look at road 6 near his property for a low common driveway with run off erosion issues. In the past it was graded to mitigate water but the work has not been done recently. Tom Tiffany suggested that the three impacted homeowners get together to come up with a solution.

It was asked if TAK will apply another round of product. The answer was no. The two round product was the old dust control spray. Now that we use emulsified asphalt only one application is needed.

7. Woods Report

Brian Johns prepared the woods report.

The annual cleanup day was a success. 25 volunteers cleaned the Mushroom trail, roadsides, forest areas and condensed the slash pile in preparation for burning. The entry monument was painted. Maerk Panek donated the paint and some repairs to the monument.

Less dumping was noticed this year. The members are making progress to keep our property clean and not use it as disposal area for yard waste and trash.

We have 8-10 large trees that need to be removed

A Forest Management Plan will be included in the 5 year plan

8. Snowplow Report

Brian Johns prepared the snowplow report

Snow removal was more extensive 2022/2023 winter than in years past. Roads required 18 plows. Three plows were in excess of 12" of snow.

Snow removal funded by donation is not sustainable source of funding. \$6245 collected from donations, \$2750 was carried over from 2021/2022 but the fund does not have enough money to cover the balance owed to the snow plow contractor. We still owe him and are short. The board needs to appropriate funds or seek donations going into 2023/20224 winter.

It was noted that in the past members did not want roads plowed with the exception of road 5 to the top of the s curve into the park. Since then park has been plowed to allow winter access. This past winter all roads were plowed by the plowing contractor.

A motion was made by Jamie Steel and seconded by Brian Johns. The motion is to move the snow removal responsibility from a volunteer to the HOA board acting as that volunteer to coordinate with the snowplow contractor. The board will move forward with a survey to determine member interest in all roads plowed as well as funding the snow removal another way than donations. Dues was the suggested source of the plow fund needs.

9. By Laws Amendment Vote Results

Tom Tiffany announced that the vote for by laws amendment only received 31 votes from members. 58 members were needed to vote to pass the amendments. At this time the amendments are not going to be completed and the new board will move forward with a new by laws document and a vote to the members.

8. Board Resignations

Tom Tiffany, Steve Roffler, and Janet Gregerson will be leaving the HOA board after many years of service.

9. New Board Members

Sherrie Steel, Dave Becker, Leif Tangvold and Chris Pelchat were voted into trustee positions by the members.

10. ADJOURNMENT

The annual meeting was adjourned at 12:45pm.