

Lakeshore Estates Board Minutes / 7PM / 11 July 2024

Lakeshore Estates Community Center Lower Level

Meeting called to order: 7pm

Introductions: Marvin Kopp, President/Pam Rodecap, Treasurer/Sharon Blankenship, Secretary

June 19 Meeting Minutes Approved: Motion - Marvin

2nd Pam

Old Business

1. Road Work Report – Marvin reported Gravel will be delivered July 24th & 25th. They finally have rock on the ground (at Hamms). The gravel will go to roads that actually need rock. Pam inquired as to who was hauling, Marvin responded it would be Hamms.
2. Pool Project
 - A. Pool House – Pam reported the vent was installed on the west end and Mike installed the junction box. Mike still needs to do the east vent.
 - B. Vending – Sharon reported the two vendors who were interested have failed to contact Katie. This item is removed for consideration for this year.
 - C. Bids for coping – Sharon has reported that she has currently has 6 requests out for bids.
 - D. Volunteers – Sharon reported that more volunteers are needed at the pool so if you can give 4 hrs – give us a shout
3. Community Bldg.
 - A. Caulking – No Action
 - B. Rain Cap – No Action
 - C. Guttering - new problem in back. The guttering has pulled away in the back of the community bldg. in a different place. It is possible the wood is rotten enough that it can't support the guttering. Todd Harrington indicated he had a lift we might use for repairs.
4. Equipment Repairs
 - A. Skid Steer – Sharon reports the remotes leak but it is useable
 - B. Snow plow truck - Marvin reported that the parts are ordered for the truck
 - C. Backhoe – Sharon reported Daniel is removing a very long hose out of the backhoe (about 10') and the backhoe is out of service
5. T-Section Update
(Jefferson County is responsible for cleaning up Jefferson County owned lots)
Sharon reported there is not much going on. Today Jefferson County placed the "No Squatting" signs up. One at the west entrance and two at the east entrances. The signs read "beyond this point" so it helps Lakeshore out by covering us as well as Jeff. County lots. It doesn't help with our current issue but will help prevent and clear up future issues.

Danny Ruff has suggested we amend our Resolution 2020-02 A. Subsection II. 7. To include prohibition of any manner of vehicles/campers/trailers etc. for camping, sleeping, living.

Motion was made by Marvin to approve Amendment 2020-0 2A. 7. Motion 2nd Pam

A. Todd Harrington presentation on T-Section proposal. Todd presented a house that local & semi local contractors are interested in bldg. in T-section when it is cleaned up. Todd reported he has contacted the county about replating and they do not care if lots are grouped in relationship to sewer and if Lakeshore would agree to one assessment on combined lots in the area. All of this needs to be in writing. Todd also questioned the old tornado/laundry area and what Lakeshore might want to do with that. Sharon also stated an area needs to be kept for the cats. Todd reported he was pleased with the support from the County Commissioners on replating and building.

6. Playground – No Action

7. Brush clearing schedule/plan – Starting June 20th. – Marvin reported No Action
Pam asked Sharon if she was sending the gentleman on the west side of the big pond a letter to cut his trees. Pam is ready to starting cutting the trees back off of the road because it has become a one lane road.

8. Individual Lot Sales of Lakeshore Estates Lots: Q –Lot 10, 10401 Jesse James / Q - Lot 11, 10387 Jesse James / Q – Lot 12, 10373 Jesse James / Q – Lot 13, 10362 Jesse James

A. Open to Lakeshore Estates Land Owners only - starting July 12th through July 26th.

Bids will not be accepted after midnight July 26th, 2024

B. Minimum Bid on each lot is \$500

C. Bids Accepted in a sealed envelope marked Bid. Bids maybe submitted by mail or hand delivered to a Lakeshore Board Member.

D. Bids must include Lot and Address and payment (personal or cashiers check)

E. Each Lot must be bid on independently of any other lot

F. Bids will be opened and awarded during Special Meeting July 27th at 3pm @ Community Center, lower level.

G. Non-winning Bid Payments will be returned to the Bidder

H. In the event of a no sale on a lot it will be offered for sale to the general public

I. All deed searches and registrations etc. are the responsibility of the Bid Winner

J. Motion for sell of above Lakeshore lots: Marvin 2nd Pam

Preston Alexander questioned who the check should be made out to. Marvin replied Lakeshore Estates Improvement District

9. KDOT Cost Share from June Meeting - Pam requested return to KDOT Cost Share. Pam talked to the County Treasurer about fund transfers from fund to fund, and it is not allowed. We can only start a new fund if we raise taxes. Pam asked if we want to raise assessments. Marvin requested it be tabled until next month. (July Meeting).
Marvin stated we cannot afford this and asked it be removed for future conversation.

New Business

10. Street Signs – Marvin stated several people have requested signs, he was asking about pricing. Pam asked Marvin if she should research it since she brought it up. Sharon thought she might have about six of the mounting hardware. Those identified as requesting were Michael Knight, Taylor Rodecap and Deb Case. Pam said she would get bids.

Comments

11. Pam reported that she had contacted the Secretary of State online and Lakeshore's Certificate of Good Standing is valid thru June 2025. Some kind of annual report is required to keep it in good standing which is due in June 2025
 12. Pam asked Sharon if she sent the Pool Questionnaire back and that she would like a copy for her records. Sharon is waiting for a reply from the company and will get Pam one.
 13. Pam: Need to set date for our Assessments Review. Saturday, August 10th @ 10am
 14. Sharon said she wanted to bring up Insurance concerns – EMC reported they don't have a record of our pool and when asked liability questions the Underwriter said to contact our attorney.
-

15. Set August Board Meeting Date: Thursday August 8th, 7PM

16. Motion to Adjourn: Marvin 2nd Pam Time 7:40p