Lakeshore Estates Board Meeting Minutes / 7PM / 12 March 2025

Lakeshore Estates Community Center Lower Level

Meeting called to order: 7pm

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

\*February 12 Meeting canceled by Marvin due to severe weather

January 15th, 2025 4th Quarter Financial Review Minutes: Approved: Marvin 2nd Pam

January 15th, 2025 Board Meeting Minutes: Approved: Marvin 2nd Pam

**Old Business**

1. **Road Work** (**Marvin)** reported that he has received complaints on pot holes and he has contacted Kaleb to come in and blade the roads. As soon as there is some moisture back in the roads he will come out. Once he blades Marvin will drive around to see what areas need gravel. The price of gravel has really gone up.
2. **FEMA (Pam)** One FEMA Account is closed on the gravel. The other account on the culverts remains open so the funds need to remain in the open account. If the money is not taken we plan to use it on the roads.
3. **Pool Coping + 5ft (Topeka Concrete Contractors) –** Manuel Hernandez (Manny) from Topeka Concrete Contractors explained the scope of the work he will be doing. Project can be completed in 10-14 days and can be completed in 10-14 days. Once we get the contract and approve it, it will be signed as if it is a voucher without having a special meeting.
4. **Brush Cutting Estimates (Pam) –** Pam reported she has been almost tboned several times on blind corners. Marvin said he has a guy Nathan Hawley who now lives at Lakeshore that has a skidsteer with a saw on the front. Marvin said he would take him around and show him what needs cut and find out what he will charge. Pam asked Marvin if he could do more than just the corners and around the pond but also past all of the ditches so the ditches could be cleaned out. Marvin will ask.
5. **Brightspeed -** Bill was $1956.51. Sharon apologized for her poor judgement.
6. **Sewer #10 Updates** from Jefferson County – None

Sharon would like to acquire a bid from KNA on the big lagoon rip rap and building up the lagoon. She believes 300K a lagoon is ridiculous. Letters from KDHE and Kansas Rural Water and Sewer Financials. We only have to involve engineers if we must get a grant. What can we do with 180K. Sharon will contact Crystal about KNA and Kings.

1. **Legal Actions** –
   * 1. Culverts goes to court April 9th and
     2. Foundation Recovery is pending a decision from the Board on pursuing

Following up on recovering $14,625 from concrete work done in 2022. The attorney (Steve Lanterman) says he will work on a contingency basis and we should only have to pay out no more than $3,500 for an expert on what they should have noticed when bidding the job. It was decided to pursue it. Marvin made a motion to pursue it and Pam 2nd

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1. **Christmas Party Review Cost –** All food and gifts were donated as was money to Santa and $50 to music. Lakeshore funds of $5 for 13 Children = $65. Sweater contest - $90 ($25, $20, &$ 10 Adults – $20, $10, $5 Kids - $85) Music $100 = Total Cost $265.
2. **Equipment Status**
   * 1. Skid Steer – fluid & filter change not completed – **Marvin will do this**
     2. Snow plow truck –Marvin has changed his mind and has asked the community and ¾ said why are you wasting our money. Marvin will hire a guy to come in and sand the roads. Marvin believes it maybe years before a spreader might be needed. Marvin wants to table this.
     3. Backhoe
3. **Projects**
4. Pool Projects, Pool House Screen Door, Pool House Gable Vent, Pool House Landing at Back Door
5. T-Section - called Ben Domann for the 200 tires to be picked up
6. Playground
7. Brush clearing schedule/plan with Nathan Hawley
8. Street Signs Installation – Pam & Mike will get that done in the near future and will replace the mailbox.
9. Pond Chemicals approved April 2023 – the cost for the products is about 1,613.00– Sharon will order it.
10. **Lakeshore Building Repairs/Maintenance List**
11. Community Center

### Termite Damage To Lower Level Back Door and Stairwell Door

### Dangerous Deck (warped and losing handrail spindles)

### Caulking

### Rain Cap – Reminder sent to Restore Roofing for bid.

### 5. Guttering

B. Shop Building

1. Roof is Leaking

2. Shop Doors

**New Business**

1. **Garage Sale May 2nd &** 3rd Pam will not be able to help with the Garage Sale &

Marvin will help on Saturday. Sharon still plans to do the Garage Sale, Pam needs to know how much start up money will be needed the week of the sale. Sharon will make posts about the garage sale.

1. **Dumpster date changed to May 12th.** Sharon suggested we not bring in a third dumpster because they are always over weight and also no dumpsters in fall. No fall dumpsters was agreed to.
2. **Dana Benjamin reimbursement** for street light of $427.00

**Comments**:

1. Set April Meeting Date : Wednesday April 9th - 7PM

(Financial Meeting April 9th 6:45 PM)

1. Motion to Adjourn: Marvin 2nd Pam Time 8:00

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