

Lakeshore Estates Board Meeting Minutes / 7PM / 08 August 2024
Lakeshore Estates Community Center Lower Level

Meeting called to order: 7pm

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

July 11: Financial Review Minutes - Approved

Board Meeting Minutes - Approved

July 27: Special Meeting Minutes - Approved

Motion to approve All (3) July Meeting Minutes : Motion - Marvin 2nd Pam

Old Business

1. Road Work – Marvin reported he is having trouble getting trucks to deliver the gravel and he will get gravel here as soon as he can. Sharon asked about grading again on Delaware as the pot holes are back. Marvin said yes, he would like to have Delaware graded before the gravel, as well as Jesse James and Valley View. Sharon asked about the deep ditch that is cut where Delaware turns by Shannon's house, the ditch has filled in with dirt to road level. Marvin will have the grader re-cut it and get a small load of rip rap in it. Sharon asked Marvin if he will take care of it; and, he replied he would. Pam said she preferred rip rap over hay. Marvin said he would get 6-8" rip rap.
2. Pool Project
 - A. Pool House – Sharon reported she had gotten a clock and different light fixture for the pool house. The new door jam has been cut down by Adam and just waiting for him to bring some trim he had extra from a job. The rotten spots in the door have been filled in and painted. We really need a 32'x80 storm door (with screen) that can be locked for the back door of the pool house.
 - B. Pool Hours – The last weekday the pool will be open will be Tuesday Aug. 13th. We will remain open weekends until the first weekend we have zero swimmers or September 1st. Whichever happens first.
 - C. Volunteers – wait until the next monthly meeting to thank all of the volunteers
 - D. Bids for coping – 12 Companies have been contacted for bids: 2 have said they are not interested and cannot do the work for under 15K. 2 companies have come out and looked at the project but have not submitted formal bids. 2 companies have scheduled times and then were no shows. Sharon also reported that both companies who came out believe that we will lose the blue water line tiles when they start removing the coping. Many of the tiles are "hollow sounding due to a lack of the bonding material" and the vibrations will cause them to fall. Many of the waterline tiles are in poor condition. The cheapest route is just to buy 6x6 tile Sharon will install. Because this needs completed this fall; Sharon maybe requesting a special meeting. Sharon also reiterated that she is more convinced than ever that an attendant less pool is the way to go.
3. Community Bldg.
 - A. Caulking – No Action
 - B. Rain Cap – No Action

- C. Guttering – No Action
 - D. Front Deck – Sharon reported that she had stained the front deck
4. Equipment Repairs
- A. Skid Steer – No Action
 - B. Snow plow truck - No Action
 - C. Backhoe – No Action
5. T-Section Update
- A. Squatters have moved on. Sharon is in the process of getting bids for the County on dumpsters. Pam questioned if the dumpsters were for T-section, Sharon replied yes. Sharon had hoped to start burning today but of course, it rained.
6. Playground – No Action - Pam questioned what the plan was for the playground at the East End as she continues mowing around it. Sharon said she plans to do that one first after pool season.
7. Brush clearing schedule/plan – Marvin stated he would start on that when it cools down.
8. 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 -Pam reported the three sales are completed and everyone is happy. Pam reported she will put the funds in the FEMA account to ensure that 10K is in there. Marvin suggested the three checks be deposited in the general fund.
9. FEMA – Pam asked if we should discuss FEMA now or later. FEMA is requesting a return of the 2019 funds for the culverts that were not installed. Pam reported she had located information in the files to help write the letter to FEMA on why we did not complete the project.
10. Discussion of Sale of Block M Park Tract E (Gold Fish Pond) with M – Lot 8, 10878 Blue Spruce Drive / M - Lot 9, 10888 Blue Spruce Drive / M - Lot 10, 10898 Blue Spruce Drive / M-Lot 11, 10906 Blue Spruce Drive / M – Lot 12, 10914 Blue Spruce Drive / M- Lot 13, 10922 Blue Spruce Drive
- A. Motion for sell of above Lakeshore real estate: Marvin 2nd Pam
 - B. Being sold as a package. All six lots M-8-13 and Tract E.
 - C. Open to Lakeshore Estates Landowners only – starting: Today, Aug 8th through August 22nd. Bids will not be accepted after midnight on August 22nd, 2024.
 - D. Minimum Bid on this package is \$3,500.
 - E. Bids Accepted in a sealed envelope marked Bid. Bids maybe submitted by mail or hand delivered to a Lakeshore Board Member.
 - F. Bids must include Lot and Address and payment (personal or cashiers check)
 - G. Bids will be opened and awarded during Special Meeting August 24 at 10 am@ Community Center, lower level.
 - H. Non-winning Bid Payments will be returned to the Bidder
 - I. In the event of a no sale the package will be offered for sale to the general public.
 - J. All deed searches and registrations etc. are the responsibility of the Bid Winner

Pam also reported: You will also have additional expenses after your bid and you will have paperwork to sign with the three of us.

- K. Motion that Marvin as President of the Lakeshore Estates Board sign as the seller for this real estate sale. Motion: Sharon 2nd Pam

If you have questions on this package sale, call Marvin.

11. Street Signs – Pam has 3 prices for brackets, they are all \$10-\$12 each. Pam verified that Sharon had some street sign brackets. Metal by the foot 6"x48" 49.62. Pam will contact HME for additional metal prices.
12. Pool Questionnaire – Sharon gave Pam the Pool Questionnaire from EMC insurance. The computer form does not show the yes/no boxes but the underwriter accepted it in this condition and did not request another.
13. Assessment Review: Saturday, August 10th @ 10am (Approx 1 hour, all are welcome to come and watch)

New Business

14. Propane Contract - Pam reported she had the new contract proposal for Propane from Jackson Farmers to review:
 - A. Motion to contract 1300 gallons of propane from Jackson Farmers at 1.60 per gallon
Motion: Marvin 2nd Sharon

Comments:

Pam reported we need to work on the budget. Marvin reported: that since we are going to be here for a workday on Aug 10th for Assessments we should work on the budget at that time. Marvin reported after the budget appears in the paper, 10 days later we have to have a special meeting so if anyone wants to challenge or question the budget they have the opportunity to.

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15. Set September Board Meeting Date: Thursday September 12th, 7PM
 16. Motion to Adjourn: Marvin 2nd Pam Time 7:38pm