

Lakeshore Estates Board Meeting Minutes / January 16, 2024 / Lakeshore Estates Community Center

Called to order at 7:02pm / Introductions Marvin Kopp, President; Pam Rodecap, Treasurer; Sharon Blankenship, Secretary.

Community Present: Elaine Buscher

December 2023 Meeting Minutes Reviewed – Motion to Accept Marvin, 2nd Pam

Old Business

1. Road Repairs – Marvin reported that potholes have been filled and with heavy rains in the forecast the potholes will return. Marvin reported that the last estimate he received to asphalt the road was \$250,000. Marvin recommended we have the grader use a scarifier in the future (*a ripper goes deeper, scarifier shanks are used for lighter work).
Pam gave Sharon information she had received from resident Natalie Durkin about a KDOT cost share program to see if Lakeshore might be eligible to apply.
2. Pool Repairs – Marvin reported he will be meeting with several individuals expressing interest in bidding on pool repairs in March. Marvin said he is being adamant about the pool fence being replaced to its original condition once the pool plumbing repairs are completed. Sharon noted that one fence post is broken off at the concrete level. Pam asked if Marvin would take pictures of the area before the work and Marvin responded that he would. Marvin said he is asking all work be completed by May 1st.
3. Burn Piles – Marvin plans to burn this Saturday January 20th regardless of temperature.
4. A-1 Alarms – Pam reported that A-1 had postponed their inspection of the security system. Due to the Jefferson County Tax Sale which Pam is attending the inspection will again be rescheduled. Pam will be visiting with the Alarm Tech about moving the system monitor to the main office area.
5. Wireless Services – Marvin has received excellent reports about Mercury wireless. Sharon will contact them.
6. Community Bldg. Remodel Update – Pam and Sharon reported the remodel is near completion. The basement floor has been too cold to apply any product to so for the current time work has stopped.

New Business

7. Community Bldg. Bird Damage / unsealed areas – Sharon reported that the exterior west side of the building where the wood and metal meet could be repaired with a metal mesh type of material. She has purchased a special tool that can be used in between the double rafters (Peashooter). She has also discovered that the angle board from the wall to the roof is not sealed and daylight is visible on the eastside. The area could be repaired with caulking and

brown paint. Additionally where the roof rafters sit on the walls (both east and west) : day light is visible on both sides of the rafters. This too could be repaired with caulking & paint. Sharon reported that a man lift could be rented from Home Depot and went over pricing & procedures to rent it. While the lift is at Lakeshore we could repair the guttering that is falling off of the building on the westside and repaint the flag pole. Sharon will start looking for materials/pricing to get what is needed to complete these 3 projects.

8. Community Bldg. Review of Bldg. Rental Agreement – Fireplace. The fireplace at the Community Center is not safe to use (single wall pipe, no fire screen and the concrete edge surround is in disrepair) The rain cap is missing and during rain it is leaking down the hood to the stone wall and causing the wall to crack and wetting the carpet below. Marvin is going to find someone to cap it off to prevent further damage.

The Community Center rules are under review. Sharon will present a draft in February. Because there has been difficulty in getting paid for the bldg rentals, the building will not be scheduled as rented until the rental fee, deposit and agreement are in place. The damage deposit will remain at \$100. Damages will be assessed as close to actual repair/replacement costs as possible. The ceiling beams are sustaining a lot of damage from decorations being hung with nails, staples and thumb tacks. The only thing that will be allowed will be push pins. If put in, they must be removed. A discussion ensued on what the damage costs would be assessed for attaching nails, staples and thumbtacks. Marvin said the renter would forfeit the entire damage deposit. Sharon said she would like to take an active part in the building rentals and could run over and check the building after the rental before the renter leaves.

9. Review Resolutions on how much board members are authorized to spend. Pam and Marvin discussed and agreed the amount was \$250.
10. Snow Plowing – Derek Smith: Pam reported that Derek has expressed interest in taking over the snow removing responsibilities. Marvin said he has already discussed it with Derek and they will split the duties. Marvin also reported the snow truck is broken down at the Community Center. Marvin believes it is a locked brake issue. Resident Jayton Burns will be helping Marvin to get the truck repaired as soon as possible. Thank you to resident Steve Lutz for helping Marvin the night the truck broke down.
11. Update Lakeshore Estates Website 07-01-24 – Sharon plans to have the Meeting Minutes posted to the Lakeshore Estates website by July 1. She plans to post agendas on the facebook page before each meeting. Sharon plans to continue to video meetings and post them live on facebook.
12. Annual Review of Resolutions – Sharon believed she saw a resolution that concluded with an annual review requirement. She was unsure where she saw it, Marvin and Pam said resolutions are not reviewed annually.

13. 2023 Christmas Party Review – We ran out of a few food items. The wrapping of the gifts was discussed. Party went well. We only have enough chairs for 6 to a table and desperately need more chairs. Marvin made a motion to allow Pam to purchase 10 chairs. It was 2nd by Sharon.
14. Pam requested the practice of the treasurer making both purchase orders and vouchers be reduced to vouchers only. Marvin made the motion to stop doing purchase orders and it was 2nd by Sharon.
15. Marvin scheduled the February Meeting for February 8th , Thursday at 7pm

Marvin made a motion to adjourn the meeting. Pam 2nd the motion. Meeting adjourned at 8:14pm

Motions Made During Meeting:

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Item #13: Marvin made a motion to allow Pam to purchase 10 chairs. It was 2nd by Sharon.

Item #14: Marvin made the motion to stop doing purchase orders and it was 2nd by Sharon.

Marvin made a motion to adjourn the meeting. Pam 2nd the motion.