

# *Inland Shores Community*

Staats Lake • Keizer, OR



## **Inland Shores Owner's Association HOA Board Meeting / June 19, 2025 / 6 pm McNary Golf Course, Claggett Meeting Room**

The meeting was called to Order @ 6:01 pm

### **Board Attendance:**

Board President: Eric Meurer- Present  
Board Treasurer: Tom Ippolito - Present  
Board Secretary: Amy Bauer (Lake Forest Estates) - Present  
Director: Kathy Verboort (Westlake Village) - Present  
Director: Tom Ippolito (Lakefair Village) - Present  
Director: Kip Patterson (Westlake Village) - Absent  
Guests: Don Matsunaga, Randy Hostetler

### **Approval of February Meeting Minutes:**

- Eric confirmed the meeting minutes from the February 12<sup>th</sup> meeting have been approved by the Board Members.

### **Old Business:**

- Confirmed January 3, 2024, Board Meeting, Tom Ippolito was voted in to replace Robert Olson as Board Treasurer.
- Confirmed February 12, 2025, Board Meeting, Eric Meurer was voted in to serve as Board President.

## **Committee Reports**

### **Financial Report:**

#### **Reserve Fund Budget**

- Tom will be meeting with Nolan from Taylor Management on Friday, June 20th, to discuss adjustments and updates to reflect our current needs more accurately.
- For example, the staining of the perimeter wood fence needs to be removed as Inland Shores no longer has a wood fence. This presents savings of \$22,869 in 2028 and \$35,963 in 2033.
- Additionally, there is an asphalt-overlay charge in the budget of \$422,695 and a wood fence replacement cost of \$195,811 in 2034 that will need to be re-evaluated and adjusted.

- These funds, as well as others that Tom has identified, can be re-captured as savings, and/or deferred, to lower our overall Reserve Fund Budget needs at a potential cost savings to homeowners.
- A more comprehensive assessment of our existing Reserve Fund Budget will be conducted, and those results can then be shared at our annual homeowners' meeting in September.
- Tom also noted the need to complete these assessments before we can accurately determine if our scheduled 2026 dues increase could be postponed for another year.
- Our streets do not see high traffic flow compared to surrounding neighborhoods, so the Board agreed that resealing every 5 to 7 years would very likely be the only major street maintenance required between now and 2039, which is when the current Reserve Fund Budget is forecasted through.
- This will be a topic of further discussion during our August Board Member Meeting and at the HOA Annual Meeting in September.

### **Current and Future Investment Return Opportunities**

- Tom noted that we have received \$9,438 interest returns on our CD's so far this year.
- Continuing to find the best high yield returns is a viable way to control expenses during these inflationary cost times.
- Tom and Eric proposed looking at private investment opportunities to further grow the HOA's funds at a higher and quicker rate.
- No solid determination was made to offset the declining interest on our Bank CD's. Last year we were getting 4.25% to 4.50% and our most recent rollover was at 3.2%. The Board Members will continue to explore other proposed investments and research them for more discussion at future board meetings.
- Our next bank CD maturity dates this year are scheduled in late August and November.

### **Landscaping:** (Tom reporting out on this since Kip was not in attendance)

#### **June 17<sup>th</sup> Pacific Landscape Walk Recap**

- Need to finalize the itemized plant maintenance map from the 3/29 walk. Pacific Landscape needs to complete the first two bullet points now. Bullet point 3 to be completed in the Fall
- Lamp posts 9 through 22 map list items are to be completed between 6/18 and 7/2
- Revisit the removal of dead stumps and roses between lamp posts 29 and 32.
- Grass rejuvenation between lamp posts 21 and 24 to be scheduled this Fall
- We are currently finalizing the bids on bark placement, which will be completed in July
- Phase 1: Common areas and North Shores
- Phase 2: South Shore, West Shore, and their respective lake path accesses.
- All barking proposals for Phase 1 and Phase 2 are scheduled to be completed by the end of July.

- Discussion on the need to obtain a bid for tree trimming on the 3 trees located by the SW lake entrance (located between posts 14 and 17). Mauricio will provide one bid and Kip will obtain an additional bid to allow for cost considerations.
- There is a need for more focus on a defined Fall/Winter plant trimming and rejuvenation plan. This will require a more aggressive trimming process on some plants and needs to be communicated effectively in our upcoming newsletters between now and the Annual Homeowners' Meeting in September.
- Points to note are from a more appropriate balance during the plant rejuvenation maintenance process, so that all plants are not trimmed back too much in the same area. Discussion was had about being more selective and sensitive to how much rejuvenation is done so that we preserve the aesthetic appeal of the lake hillside.
- Plant investigation is in process on rose bushes that were killed along the SW Shoreline. Mauricio will let us know the findings from an arborist evaluation so that we can share that in the newsletter.
- Mauricio will develop a more defined 2 to 5-year plant and tree scope of maintenance to help the Board and Landscape Committee with the planning and budgeting process. This will include plant replacement and future landscape planting needs.
- A defined 2-to-5-year plan will be helpful information to share with our homeowners in the upcoming newsletters and during our annual homeowners meeting this fall to collaborate more between the homeowners, the board members, and our landscape company.
- Mauricio has been invited to the Annual ISHOA meeting in September to address and talk about and share the landscaping plans. This will allow homeowners to ask questions and understand the desired outcome over time.
- Future landscape planning will also be addressing the need for trees and plants planted 30+ years ago, that are now in their mature phase of life. Open discussed on how to thin them now to help with the overgrowth is something that can help our homeowners understand the landscaping process in achieving what we want as a community.
- It all comes back to what we want the Lake to look like 5-10 years from now? This topic and further discussion would be healthy for the community to have at our Annual meeting in September. Some visual pictures and a power point sharing presentation is something that was discussed for further consideration.

## **ARC/RIC Topics:**

**It's been a busy season so far with numerous requests. The following are the categories presented for review:**

- Roofing (4)
- Window Replacements
- House Painting
- Tree Removal Requests
- Fence
- Shed Additions
- Solar Panels
- Driveway Sealant

## **Leupitz Services:**

- Letters have been mailed from the most recent inspection. Only one inspection is being conducted this year.

## **Other Business:**

- Power washing SE Lake entrance / The Board has received a \$975 bid from Taylor Management. Eric and Kip will be looking into other bid options?
- Graffiti Management. Tom Ippolito cleaned up the recent graffiti on his own time to save expenses from Taylor Management. We have the option to pay someone to clean up, or we can do it ourselves.
- Brief conversation was had on the benefit of volunteerism within the community. The Board would like a greater sense of community/volunteerism from Homeowners rather than paying an outside source. Doing so will keep costs down. This would be a future topic of conversation at our annual Homeowners Meeting this fall.
- Tom recommended adding height restrictions to sheds (Accessory Structures and building) in the Rules, Regulations and Requirements. The intent would be to minimize space visibility encroachment within our neighborhood lots, which is already very tight. The Board will research more into this and be prepared to discuss it further at our August Board Meeting.
- Eric recommended that the Board meet more frequently (monthly). The Board is currently meeting quarterly. Kathy suggested to meet every 2 months. Eric agreed to meet every 2 months.
- It was agreed that the Board will meet in August (preparation for the Annual Homeowners' meeting), September (Homeowners' meeting); and in November.
- We need to lock down the dates now before everyone's schedules fill up. Eric will be coordinating that.
- A brief discussion was held about Board Members providing timely communication feedback on information requests going forward.
- It was decided that the Board will readdress the need to meet monthly at the January 2026 Board Meeting.
- Our Newsletter for June is planned to go out this week. Tom will forward the final draft to Taylor Management for mail out distribution, and to Randy Hostetler for posting on our website.
- A website "Communication Requests" link will be added to the website. This will enable Homeowners to submit future topics to the Board that they want to hear more about. It will also allow the HOA Board to prepare communication topics for the Annual Homeowners' meeting in September.
- A brief reminder was extended for Board Members to check their schedules so that we can finalize the August Meeting date.

## **Adjourn:**

- Kathy motioned to adjourn. Eric second. All in Favor. Meeting adjourned at 7:19pm.