

*Inland Shores Community*  
Staats Lake • Keizer, OR

*Lake Forest Estates*  
*Westlake Village*  
*Lakefair Village*



Inland Shores Owner's Association HOA Annual Board Meeting | September 30, 2024 | 6:30 pm  
The View at McNary Golf Course, Banquet Room

Meeting called to Order @ 6:33pm

**Board Attendance:**

Board President: Kathy Verboort (Westlake Village)- present

Board Secretary: Amy Bauer (Lake Forest Estates)- present

Board Treasurer: Tom Ippolito (Lakefair Village)- present

Director: Eric Meurer (Lakefair Village)-present

Director: Kip Patterson (Lakefair Village)-present

**Guests:**

Nolan Harris- Taylor Real Estate and Management

Steven Adams- Staats Lake Association

Bob Olson- Treasurer, Staats Lake Association

**2023 Year Recap:**

Projects Completed

- Tree Work- removal on Westlake village, East Lakefair and Crystal Springs Lane (CSL) area. Trim. Replaced trees (for every 2 removed, 1 was planted in its place).
- CSL Pond- control of algae
- Lake/hillside Infill project- planted over 100 plants for variety. Will be replanting that did not survive (by end of October).

- **Lake/hillside: Fall trimming scheduled for October. Trimming will not be as aggressive as in the past.**
- **Bark dust- This project is scheduled for 2025 (last project was in 2017).**
- **Street seal coating: appreciate everyone's cooperation and understanding (moving cars, parking farther)**
- **Website- Renewal of website subscription with GoDaddy. And working on updating the website. Photographs will be added soon. Also added more secure protection to the website.**

#### Committee Reports:

ARC/RIC (Kathy Verboort): Continuing balancing feedback within the committee. The committee receives requests and is continuing with the upkeep of neighborhood. There is a link to ARC contact on the HOA website. The link for RIC contact is on HOA website as well. When submitting a RIC please include time/place/activity of infraction.

Graffiti (Tom Ippolito)- Graffiti was an issue at the beginning of the year. Eric Meurer & Tom Ippolito met with the Keizer City Manager with concerns of graffiti in the neighborhood. This meeting also brought an awareness of the issue in our neighborhood. When graffiti happens, it needs to be removed immediately. If you see graffiti, please report it to the board as soon as possible.

At the East end of the lake the graffiti is faint yet noticeable. The East Lake Association is responsible for this area, which is managed by a different management company than the ISHOA.

#### Treasurer/Financial Report (Tom Ippolito):

- Budget Reserves is currently at 408k. Street repairs cost the HOA \$57k. Currently, our YTD total is 10K ahead of projections.
- Interest on Reserves- Operating account (\$130K). The Board moved 100k in CDs and money market acct.
- CDs current rates are 4.5-5%
- We have \$380k in reserves working for us.
- Landscape is a big piece of budget. It costs ISHOA about \$80k/year to maintain property around the lake.
- There is \$13K not used in 2023 to allocate for bark. The Board decided to take care of landscape first and pushed the bark project to 2025.
- Irrigation- will be put into a budget line. The committee will project 2-3 years out to forecast for future needs.
- The committee does quarterly walks with Mauricio from Pacific Landscape to make sure we are keeping within budget.
- HOA dues- there are no increase plans for this year. We can hold off on an increase in dues for the next 2-3 years.

- Seal coating: This is done every 7-8 years. We had some road repairs this year (cracks). The repair was budgeted for this project.

#### Staats Lake Association

##### Bob Olson- Treasurer of SLA:

- SLA receives dues from both ISHOA and Eastlake Association.
- Over 1/2 of the SLA funds are used for landscape. Portion is paid out to Taylor Management, which includes insurance (general liability and DNO). Current reserves are just over \$220k.
- SE end of lake project- Concrete work, where there was about 100ft of sidewalk cracking. This project cost \$27k.
- New money put into CDs. Fees paid to SLA have remained the same since 2006. Expect an increase in 1-2 years.

##### SLA- Steven Adams, president of SLA

- The SLA is a 4-member board: 2 members appointed by ISHOA board. 2 members appointed by ELA.
- Trespassing/lake abuse: Lake is private and is only for Homeowners and their guests. There has been an increase in fishermen fishing the lake. The lake policy on fishing is to visibly wear the lake-use permit. SLA is possibly looking to hiring security for weekends during summer season- specifically for boating/fishing.
- Vacant lot (on Crystal Springs Lane): There is a plan to develop on the lot. The Owner no longer has water rights (no floating homes). Lot is part of ELA. Lot line has been adjusted.

##### Taylor Management (TM):

- Taylor Management mainly works with the board. They also manage the HOA's money.
- Vandalism- TM has dealt with a higher level of graffiti and broken gate issues.
- Collections: TM has collected 98% of past due HOA dues.
- Operating: landscape is a big piece of budget.

##### Other Business:

Kathy is up for re-election. Eric moved to nominate Kathy. HOA members second. Motion passed.

Meeting Adjourned: 7:54pm