

Inland Shores Community
Staats Lake • Keizer, OR

Lake Forest Estates
Westlake Village
Lakefair Village



Inland Shores Owner's Association Annual Meeting | Monday, October 2nd, 2023, at The View

Meeting called to Order @ 6:31pm

Board Attendance:

Board President: Stacy Madsen (Westlake Village)- present

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

Director: Kathy Verboort (Westlake Village)- present

Director: John Goodyear (Lakefair Village)- present

Director: Bob Dillard (Lakefair Village)- present

Guests: Nolan -Taylor Management

Welcome- Stacy Madsen

- New Facebook page: Inland Shores Community
 - "Like" to stay updated on what's happening in our community
- Website update
 - Easier to find links
- Email addresses
 - Make sure your email address is current to receive communications.
- Committees
 - Sign-up sheets are available if you have any interest in available committees.

Committee Reports:

Treasurer's Report

- Capital projects such as paving our streets. Need to maintain funds for streets and continue to build those funds to keep up with price increases.
- CD- by investing in CDs will keep the HOA from having an increase in dues for the time being.
- P&L: Right on budget. Bob is projecting a \$4K surplus from 2 years of recovery from the ice storm.

Landscape Committee

- Broken sprinklers at west end of lake were fixed by our vendor in a timely matter.
- Sprinklers around the businesses at Staats Lake are not our responsibility to maintain.
- Multiple graffiti instances which Taylor Management took care of getting them removed.
 - To report graffiti there is a link on our HOA website and on Keizer Police Department's website.
- Ivy on the west end and horse tail on the south side of the lake- these are an additional expense to remove.
- The Crystal Springs Lane Pond is now being taken care of by our vendor.
- Birch Tree issue at Sonata walkway at the west end- Cleanup will happen as this is an unexpected expense.
- May be open to having Home Owners choose ground cover on areas at the lake below homes. Homeowners may be able to choose plants an approved list. Homeowner would then submit choices to Board to ok.

Taylor Management- Nolan

- Financial expenses to keep in mind are re-paving our streets.
- Graffiti was another expense. Taylor Management is focused on getting that cleaned as soon as they are made aware of it.
- Collections- Our HOA typically averages \$8k, latest report HOA had \$2500 in collections due.
- Taylor Management finds and hires vendors.
- Online payment is available with an additional 3% surcharge.

Staats Lake Association (SLA)- Steven Adams

- If there is a light around the lake that is out, please email the SLA board. There is a number (at eye level) on the post to reference, please include in your email.
- Last Winter the Avian Flu affected the birds in the Valley, causing around 180 geese to die. They were removed properly by a licensed professional.
- Decided not to paint signs around the lake. There are signs located around the lake.
 - Homeowner voiced: there are signs that sit perpendicular to the sidewalk, that makes it not noticeable.
 - Homeowner voiced: highly suggests painting back on sidewalk.
- Plants around the lake
 - There is a balance between Homeowners, plants appropriate for the lake and for the wildlife.
 - Has found that pruning during late Fall has been the best time and 1/year is suffice.

- Intermittent pruning tends to happen late summer as plants tend to get over grown and start to infiltrate onto the sidewalk.
 - Homeowner asked if pruning could take place sooner than September
 - Steven will look at the issue next year.
- Re-issuing Lake fishing permits
 - If anyone wants a new permit, email Staats Lake Association.
 - Someone will deliver once verified.
- Gate- separate group manages the gate.
 - The gate has been broken more often this past month.
 - When the gate code gets re-set Homeowners will receive communication in the newsletter with the date effective.
- Open property in condo area
 - Sale is finished. The builder wants to build but needs to move the sub-pump.

Quorum Verification & Voting

- Proxies collected by Nolan, Taylor Management
- Voting forms passed out, collected and counted by Nolan, Taylor Management
 - Home Owners voted to serve on the Board:
 - Amy Bauer- Lake Forest Estates
 - Tom Ippilitto- Lake Fair Village

Adjourned: 8:30 p.m