

Inland Shores Community
Staats Lake • Keizer, OR

*Lake Forest Estates
Westlake Village
Lakefair Village*



Inland Shores Owner's Association HOA Board Meeting | August 27th, 2025 | 6:00 pm
The View at McNary Golf Course, Claggett Meeting Room

The meeting was called to Order at 6:02 pm

Board Attendance:

Board President: Eric Meurer

Board Treasurer: Tom Ippolito

Board Secretary: Amy Bauer (Lake Forest Estates)

Director: Kathy Verboort (Westlake Village)- arrived @ 6:30 pm

Director: Tom Ippolito (Lakefair Village)

Director: Kip Patterson (Westlake Village)

Guests:

Randy Hoestetler; Steven Adams

Approval of June Meeting Minutes. Tom motioned. All in favor.

Committee Reports:

- **Financial Report:**
 - Tom reported that the HOA financial status is strong and that a dues increase is not necessary at this time. We will finish the year with a YTD income increase of \$7k.
 - Landscape is and continues to be ISHOA's biggest expense. Tom has been diligently reviewing expenses and requesting a detailed cost breakdown from Pacific Landscape.
- **ARC:** Requests received- house painting, tree removals, fence staining, setbacks, solar panels

- **RIC Committee**
 - Leupitz inspection has been completed, and notification letters outlining required actions and due dates have been sent to the respective homeowners.

- **Landscape Committee:**
 - The committee has maintained ongoing communication with Pacific Landscape to obtain detailed, itemized billing statements for greater transparency and accountability.
 - The goal is to enhance the area surrounding the Lake with a more natural landscape design that promotes balance for our wildlife and provides a more enjoyable environment for the community.
 - The committee requested a long-term landscape plan from Pacific Landscape to enhance the overall appearance and sustainability of the community grounds. The committee noted that multiple areas around the lake are presently bare and in need of attention. The Board is reviewing ground cover options to address these areas, with a focus on improving visual appeal and promoting healthy growth- while remaining within budget.
 - The Committee observed that certain areas of the lake appear to be underwatered. As the current irrigation expenses are under budget, the committee will coordinate with Pacific Landscape to increase watering of the affected areas as needed. YTD: \$1748 vs Budget \$4200.

- **Staats Lake Association (Steven Adams)**
 - Tree removal was considered necessary because it constitutes a trip hazard.
 - Lakeside trim to take place in September.
 - 2 light bulbs around the lake path were replaced.
 - Security has enhanced the safety and privacy of the lake for residents and homeowners.

- **Other Business:**
 - The Board acknowledged that the perimeter fence may require power washing; Tom & Eric will inspect the fence and obtain bids for the work.
 - The Annual Newsletter, ballots, and proxies will be mailed out at the beginning of September.
 - Amy will handle arrangements with The View at McNary Golf Course, including the banquet room reservation, catering, and room set-up for the Annual meeting.

Next Meeting: September 29th, 2025- Annual Homeowners Meeting

Adjourn: 7:17 pm. Eric motioned to end the meeting. All in Favor.