

*Inland Shores Community*  
Staats Lake • Keizer, OR

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



Inland Shores Owner's Association HOA Board Meeting | January 3, 2024 | 6 pm  
The View at McNary Golf Course, Claggett Meeting Room

The meeting called to Order @ 6:02 pm

**Board Attendance:**

Board President: vacant

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

Director: Kathy Verboort (Westlake Village)- present

Director: John Goodyear (Lakefair Village)-present

Director: Tom Ippolito- present

Director: vacant

**Guests:** Steven Adams, Randy Hostetler, Don Matsunaga, Eric Meuer, Laurie Miller, BJ Trowe,  
Rich Vasquez

**Financial Report:**

Tom recently met with past Treasurer, Bob Olson. There is nothing to report yet.

**Committee Reports:**

**ARC (Kathy Verboort):**

- Homeowner requests: removal of trees, new gate, side yard work, and concrete work.
- Buffer tree request which was conferred with Steven Adams. Buffer Trees located on the North and South sides of the community can be complicated to remove/replace as it is the Homeowner's responsibility with the insight of the board. The city of Keizer controls which trees are planted.

- Laurie Miller and John Goodyear spoke with Shane from the City of Keizer and approved removing trees on Laurie's property.

#### **RIC Committee:**

- There is a need for stronger participation.
- Concern with large trees outgrowing in areas of the neighborhood. And a concern with the potential future implications when a tree does fall.
- Regarding HOA concerns, any person can talk to the City of Keizer.

#### **Landscape Committee (John Goodyear; Laurie Miller):**

- A new, broader list of plants to use on the embankment. More color and more variety of plants were added to the list. Committee members spoke with the current landscape company, Pacific Landscape, who have voiced they are comfortable working with the new broader list of plants added. The main goal of the committee is to have more ground coverage and less bark.
- Graffiti (at the SE tunnel to Lockhaven): Taylor Management has come out and power washed. Power washing only minimized the graffiti, but the option brought to the meeting was painting over the graffiti.
- Birch trees- received a bid to remove dead birch trees and trim the others.
- A homeowner on the south end of the lake wants to remove wild roses growing on embankment. The homeowner will be held financially responsible with Pacific Landscape. And has agreed to pay estimate from Pacific Landscape.
- Grass on McClure- This is part of the agreement with Pacific Landscape. The committee suggested considering using a ground cover which will lessen the water bill. Homeowners along the fence line own the adjoining parts of this strip but the HOA has maintained it. The City of Keizer determines what is done with it.
- Cypress trees were trimmed on Crystal Springs.
- A Bid has been received to trim affected trees for 5 properties (2-Crystal Springs Ln; 2- Lake Fair)
- Kathy motioned to approve bids. All are in favor of approving a bid for 5 properties affected by trees.
- Graffiti on SE tunnel to Lockhaven- Taylor Management has come out and power-washed the graffiti. This has only minimized the graffiti. A question of painting over the graffiti was brought up. One option is to paint a neutral color. The main concern is the need to remove moss before painting. Would setting up a camera be an option to help minimize and end the tunnel getting graffitied?
- Current Bid on various projects:
  - Infill South & West embankments: \$8700 Pacific Landscape | \$5800 Davidson's
  - Birch Trees (diseased): \$5140 Oregon Tree & Shrubbery Specialist (this bid includes removal & trim on Lockhaven (4 trees affected), on Sonata (8 affected trees), Pond on Crystal Springs Ln- trimmed.

- Replacement trees will need to be added to the budget.
- The HOA board has asked the Landscape committee to propose a landscape budget. The budget will need to include a timeline for replacement trees.
- Pond Maintenance needed on Crystal Springs Lane- this is part of the contract with Pacific Landscape. John will follow up.
- Street Sealant: Laurie Miller is waiting to hear back from 2 companies with bids.

### **Staats Lake Association (Steven Adams)**

Marina Lot- The lot is back up for sale.

Cracks on the sidewalk around the lake- getting a bid to fix them.

### **Other Business:**

Website:

- Webmaster (Randy)- has had issues since October with getting access to the HOA email account. He sent out a few test emails in the past few days.
- The website is hosted by GoDaddy. HOA's 5-year commitment goes through May 2024. The cost would be \$647 to renew. Randy feels we should continue with GoDaddy as the host.
- Currently the HOA website is not secure. The cost for SSO is \$135.99/year.

Open position: Rich Vasquez and Eric Meuer are interested in filling the open board position. Board voted: 2- Eric; 2- Rich. The position remains open.

Secretary: Board motioned to keep Amy Bauer as secretary.

President: Amy motioned for Kathy Verboort as president. Tom Ippilito second. Motion passed.

Treasurer: Kathy motioned for Tom Ippilito as Treasurer. Amy second. Motion passed.

ARC- Eric Meuer is interested in serving on the ARC committee with Kathy Verboort.

Next Meeting:

April 4<sup>th</sup>

July 11<sup>th</sup>

August (tentative)

September 30<sup>th</sup> (Annual HOA Meeting)

**Adjourn:** Kathy motioned to adjourn the meeting at 7:56 pm. John second. All in favor. Motion passed to adjourn the meeting.