



INLAND SHORES HOMEOWNERS ASSOCIATION BOARD MEETING AGENDA

February 12, 2025 @6:00 pm, McNary Golf Club, Claggett Board Room

- Call to Order @ 6:05 pm
- Roll call of Directors:
 - Kathy Verboort (present)
 - Tom Ippolito (present)
 - Eric Mauer (present)
 - Amy Bauer (present)
 - Kip Patterson (absent)

Guests: Steven Adams (Staats Lake Association)

- Approval of November Minutes
Eric moved to approve the November minutes. Kathy second. All in favor. Motion passed.

OPEN FORUM:

Opportunity for HOA members to make short (5-minute) comments to the Board.

FINANCIAL REPORT:

-- 2025 Budget Review Update--

- Consideration of the HOA dues increase in 2026. The Board will revisit this in August.
- RIC violation notices cost review- will be reviewed during the RIC report.
- Pacific Landscape has agreed to hold its service rates for this year only (2025); this is the second year they have not raised them. They have not agreed to hold inflationary costs for next year (2026).
- Bark dust is planned for this year.
- Irrigation budget line added.

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REPORTS:

Architectural Review Committee (ARC)

- Quite a few requests have come through:
 - Request and approval for window replacements
 - Multiple house painting requests
 - Request and approval of a generator, on the condition of adding a fence blocking the view of the generator from the lake.
 - Unkept slope appearance complaint (Lake Fair area, north side of bank)
 - Request and approval of Arborvitae removal
 - Request and approval of Cypress Tree trimming
 - Awning request to add to the front of the house and the draining system: The committee needs complete plans submitted before approval. The homeowner is currently researching.

RIC Committee

- Does ISHOA need Leupitz service 2x/year?
 - Leupitz service fees are \$735/visit; 2x/year
 - Inspection is needed more in the Spring than in the Fall.
 - Service includes inspection. Violations are communicated to Taylor Management. Taylor Management then contacts the RIC for approval. Approved violations are then submitted to Taylor Management for documentation. Then, Leupitz mails notices to Homeowners.
 - Notices slow down during this time of year.
 - Board has decided to move forward with Leupitz inspections to 1x/year.

Landscape Committee

- Concern regarding chemicals used to remove moss on roofs
 - Does it align with the water flow going into the Lake? Are homeowners using chemicals that affect the lake?
 - Water from the roof goes down the home gutters and into the street storm drains. The water flow does not go into the lake.
- Committee Meeting with Mauricio
 - Discussed plan to replace plants around the lake
 - Committee met with Mauricio
 - Discussion on maintaining a natural landscape.
 - Trimming on a more limited basis to attain a more natural landscape
 - The ISHOA board will walk the lake sometime in Spring to assess areas of higher need.

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- The bark project is planned for this year. This project was postponed last year due to the infill project. The committee will identify areas.

Staats Lake Association (SLA)

- Update on geese/birds
 - 2023: 1100 dead birds; 2024: 600 dead birds. 2025: Several seagulls are dead at the lake, waiting for removal
 - Condo Association (part of East Lake Association)
 - Condos would like to terminate weeds on the slope with herbicide (which is against the Rules & Regulations in each of the surrounding Homeowners' Manuals)
 - Condo sinkhole (on Crystal Springs Lane)
 - No change. Currently, the issue is unresolved by their Homeowners' Association.

Webmaster

- Last month, the ISHOA website needed to renew the domain name on GoDaddy.com (website host).
 - The domain name has been renewed for 5 years.
- Will add link/instructions on submitting issues for streetlights to PGE

OTHER BUSINESS:

- Warranty work for street sealing crack repair.
 - A letter has been drafted with Taylor Management to send as certified mail to the vendor after many attempted contacts.
- Ziply concerns/protocol due to being newly approved in Keizer
 - Concerned with the type of cable company. Ziply is a fiber-optic company approved by the City of Keizer. The company needs to present its plans to the HOA board before starting any work in the neighborhood.
 - Eric will reach out to the City Planner about the concerns regarding Ziply entering the neighborhood without prior notice.
- Graffiti Initiative
 - Repaint the SE lake entrance corridor with a concrete color to blend in.
 - The area needs to be power washed to remove moss/algae growth
 - Tom will reach out to Taylor Management to gather bids.

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- Overnight parking rules
 - Overnight parking requests need to be submitted to RIC via the HOA website for temporary overnight parking.
- Tom motioned for Eric to take over as President.
 - Amy second motion. All in favor. Motion passed.

ADJOURN

Kathy motioned for the meeting to adjourn. Amy second. All in favor. Meeting adjourned: 7:36pm