



## INLAND SHORES HOMEOWNERS ASSOCIATION BOARD MEETING AGENDA

November 13, 2024, 6:00 pm, McNary Golf Club, Claggett Meeting Room

- Call to Order 5:59pm
- Roll call of Directors
  - **Kathy Verboort**
  - **Tom Ippolito**
  - **Eric Meurer**
  - **Amy Bauer**
  - **Kip Patterson**

**-Guests**

- **Steven Adams**
- **Don Matsunaga**

- Quorum established (need three)
- Approval of August and HOA Annual Meeting Minutes
  - Eric motioned to approve August and HOA Annual Meeting 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

- Tom presented a Reserve Forecast Project sheet, comparing 2017 to 2025 budget items.
  - Total projected cost in 2025 is \$648k vs Total Reserved of \$437,500; giving us a shortfall of \$209,500
    - Our biggest shortfalls come from Asphalt- Overlay and Asphalt-Sealcoat. Our reserved funds allocated for this project do not cover projected 2025 cost.
    - We need to look at Mailboxes (\$9k) and Pond cleaning (\$5k) budget items and reassess cost for each.

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- Total Reserve forecast budgeted at \$647K, which is a 10.36% increase from 2017.
- Allocated \$30k/year into the Reserve Fund
- HOA's largest expense is landscape.
  - Tom Proposes Pacific Landscape to compartmentalize and breakdown work
  - Question: Is Pacific Landscape offering a bundled service? For example, when they are doing work for Staats Lake, are they doing work for both SLA & ISHOA?
  - We may seek other bids to see if other companies can offer better pricing and service.
  - Tree trim update: We are caught up going forward. We had still been dealing with the aftermath of the ice storm from a couple of years ago.
  - Bark- We have \$15k reserved for this project in our Capital Reserves. Can this be budgeted into Landscape?
- We need to cut expenses to offset a future increase in dues. To do so we will cut back on office supplies and cut our budget for the Annual Homeowners Meeting food budget (25% reduction)
- Our Reserve Target of \$450k would be more manageable to achieve.
- CDs: WVB (\$275k) & Umpqua (\$134k)

## **REPORTS:**

-- Report from the Architectural Review Committee

- Multiple Painting requests
- Yard requests

-- Report from the RIC Committee

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-- Report from the Landscape Committee

- Busy with Trees, and irrigation projects. Overall, it was an expensive year for the Landscape Committee
- The committee feels the HOA is receiving better service from Pacific Landscape.

-- Report from the Staats Lake Association (SLA)

- Geese- 119 dead birds; spent approx.. \$4000 in geese removal
  - It is ok to put dead geese on the lake bank for wildlife removal to take care of. Dead birds are tagged.
- Sinkhole by condos: The condo association is still seeking help from neighboring HOAs to help pay for repair.
- SLA now has a Full board- 2 members from ISHOA; and 2 ELA (Brian Williams; Matt Holstege)
- Went over cost breakdown/recap on expenses

-- Report from Webmaster

- Future email route: emails going to 2 committee members instead of just 1.

## **OTHER BUSINESS:**

-- Condo sinkhole funding request

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Per email from Joel at CCM on 7/30/24, they were consulting with an attorney.

--Warranty work for street sealing cracks

- The arrow on Sonata needs repair
- Steven will be reaching out to the vendor on warranty work.

--2025 HOA Board Assignments- Focus on committee recruitment and participation

--Improve Neighborhood Communication

- Improve website with better and transparent communication- Adding PGE link, notifications regarding geese and disposal
- Year-end newsletter, for 179 homes, recapping 2024 and tying back to website.

**ADJOURN @7:16pm**