

Inland Shores Community
Staats Lake • Keizer, OR

Lake Forest Estates
Westlake Village
Lakefair Village



Inland Shores Owner's Association HOA Board Meeting | *November 12, 2025* | 6:00pm
The View at McNary Golf Course, Claggett Meeting Room

The meeting was called to Order @ 6:00 pm

Board Attendance:

Board President: Eric Meurer

Board Treasurer: Tom Ippolito

Board Secretary: Amy Bauer (Lake Forest Estates)

Director: Kathy Verboort (Westlake Village)

Director: Tom Ippolito (Lakefair Village)

Director: Kip Patterson (Westlake Village)- absent

Guests:

Matt Betts, Steven Adams, Randy Hostetler

Financial Report:

The board unanimously approved the 2026 budget proposal for submission to Taylor Management.

Committee Reports:

ARC:

Multiple requests received (since June): pavers, driveway, house painting, tree removals, and an arrow repainting inquiry.

RIC Committee:

Parking infraction

Landscape Committee:

R&R Tree Service Bids

- Committee has received 3 project bids:
 - \$750 for maintenance and to trim 4 pine trees on the south hillside of the lake path (previously approved)
 - Bronze Birch Borer beetle infestation and tree replacement plan- committee will seek other bids.
 - Updated bid of \$2800 to trim trees to protect the perimeter vinyl fencing on Lockhaven.
 - Scope of work: remove limbs in contact with the vinyl fence; lift canopies 2' above the fence on the south side of the trees to keep limbs from sagging on top of the fence
 - Concern: If trees are trimmed too much, it may result in losing privacy. Discussion to reach out to homeowners for feedback
 - This project is a one-time preventative action to protect the HOA's perimeter fence.
 - Kathy motioned: if there are no objections, the project could move forward. If the committee receives objections, the board will discuss options at the next meeting. The board agreed.
- Committee received a bid for \$14k from Pacific Landscape to plant 200-250 plants for an infill project. The committee will ask Pacific Landscape for the type of plants for infill.
- Committee continues its quarterly walks with Pacific Landscape.
- McClure fence line
 - Roots from trees are starting to affect the fence line.
 - The committee requested a list of houses that will be affected.
- Birch Trees (2 on Sonata; 3 @ pond on Crystal Springs Ln)
 - Suggestion to receive bids for removal and grind stump
 - Cost could be placed on the budget for 2026
 - Eric motioned to pull \$5k from capital reserve fund to cover the birch tree removal. Kathy second motion. Motion passed.

Staats Lake Association (Steven Adams)

Steven would like to add a couple of items to the next newsletter and will email Tom tomorrow

Dead birds around the lake:

- As of 11/11/25: 131 dead birds. In 2.2 weeks, the lake has had 257 dead birds. The cost to have a certified professional remove and dispose of the dead birds is \$900/visit.

Other Business:

Fence Rule- needs modification for more clarity

- Kathy will clarify and submit modification to the board for approval.

Kip Patterson's vacant spot.

- Tom motioned to add Matt Betts as a board member to fill Kip's upcoming vacant spot. Kathy second motion. All in Favor. Motion to add Matt Betts as board member passed.

Next Meeting: tbd

Adjourn: 6:59 pm