

Inland Shores Community

Staats Lake • Keizer, OR



Inland Shores Home Owners Association Quarterly Meeting Minutes for March 2, 2026

The meeting was called to order at 6:00 pm

Board Attendance:

Board President: Eric Meuer

Board Treasurer and Director: Tom Ippolito (Lakefair Village)

Director: Kathy Verboort (Westlake Village)

Director: Matt Betts (Westlake Village)

Guests: Randy Hostettler, Steven Adams, and Don Matsunaga

Business

1. The minutes from the previous meeting were approved.
2. It was noted that Amy Bauer had resigned from the board opening up the position of secretary. A search for a new secretary will begin.
3. Financial Report
Tom Ippolito reviewed the Balance Sheet noting a few puzzling entries. Tom Ippolito and Eric Meuer will seek a meeting with Teresa from Taylor Management to clarify those entries,

Tom Ippolito requested a more itemized bid for landscaping services to Do plantings around the lake noting that the overall cost seemed high.
4. ARC approvals
Rule E9 was reviewed in relation to a home owner's proposal to landscape her front yard and in relation existing use of groundcover in some other's front yards. A clarification of the rule was deemed necessary, and Steven Adams will write a draft.

Rules about exterior lighting were reviewed given newer lighting options now available. Steven Adams will write a clarification draft.

Solar panels were reviewed with an understanding that flush mounted panels within the perimeter of the roof are acceptable. Elevated panels were deemed to be “added-on” in appearance and not acceptable.

5. Landscape Planning

A walk-around the lake will be planned for sometime between April 22-24 prior spring planting to finalize plans.

There was a discussion about aeration services and that it should be handled as an as-needed budget item.

6. RIC Report

New graffiti on the lake pathway was addressed, and the use of a professional service was deemed necessary. The cost may be shared with the SLA.

The once-a-year Leupitz inspection was felt to be adequate.

7. SLA Report

The use of private security to restrict lake use to those with approved badges was reported to have been successful. Services had been contracted for 4 hours a week over the summer months.

Tom Ippolito requested to see a financial budget for the SLA.

8. Topics for the HOA newsletter were discussed and ideas will be submitted to Tom Ippolito.

9. The next HOA meeting was scheduled for July 1, 2026.

The meeting was adjourned at 7:30 pm.