



Lake Shore Homes Property Owners Association  
45275 Lake Shore Homes Rd, Loon Lake, WA 99148

## 2024 LSHPOA Annual Meeting Minutes

July 6, 2024 at 10:00 am  
Lake Shore Homes Association Park

- 1) **CALL TO ORDER** - President, Alexa Wilson at 10:10 am
- 2) **BOARD MEMBER INTRODUCTIONS** - Meet the Board of Trustees
  - ✓ Alexa Wilson, President      ✓ Brian Johns, Vice-President      ✓ Sherrie Steele, Secretary      □ Mike Moran, Treasurer
  - ✓ Chris Pelchat, Asst. Treasurer      ✓ Leif Tangvald, Park Boss      □ Dave Becker, Woods Boss
- 3) **ASSOCIATION MEMBER ATTENDANCE (Roll Call)** - Secretary, Sherrie Steele  
**44** paid members + proxies present, Quorum needed **> 38.5 YES**, 2/3 Majority **> 51 NO**
- 4) **PROOF OF NOTICE OF MEETING** - Motion to approve by Sherrie Steele, 2<sup>nd</sup> by Gary Powell, Motion carried (approved).
- 5) **2023 ANNUAL MEETING MINUTES APPROVAL** - Secretary, Sherrie Steele read the minutes.  
Motion to approve by Alexa Wilson. 2<sup>nd</sup> by Tom Tiffany. Motion carried (approved) after the following discussion.

Darlene Inman objected to the minutes. She disagreed with the following statement:

"Paul Inman requested that the HOA look at road 6 near his property for a low common driveway with run off erosion issues. In the past it was graded to mitigate water but the work has not been done recently. Tom Tiffany suggested that the three impacted homeowners get together to come up with a solution."

Brian Johns (Road Boss) and Alexa Wilson (Asst. Road Boss) looked at the issue after the 2023 Annual Meeting. The issue is on private property. Alexa felt it was left in Paul's court to discuss with the other 2 affected homeowners and then to contact her. The Inman's felt it was left in the boards court to get back in touch with him. Alexa and Brian will talk with Paul to get a better understanding of what they are asking for.

**ACTION ITEM: Alexa and Brian** Meet with Paul Inman to re-visit the water runoff erosion issue on Road 6.

- 6) **OFFICER & COMMITTEE ANNUAL REPORTS**
  - **PRESIDENT'S REPORT - ALEXA WILSON**

**Intro:** Alexa thanked our legacy board members Tom Tiffany, Jan Gregerson & Steve Roffler. Transitioning every officer position this year has been a challenge. Condolences were given for the loss of Brenda Blizzard & Christine Tangvald, longtime LSH members. New members Brandon & Abbey Campea (Lot 30) were introduced. The new online HOA management app PayHOA was implemented to support board and association members into the future. Our bylaws are outdated and the rewrite is a high priority this coming year.

**Snowplowing:** The board acted as the volunteer coordinator this year, collected funds, the roads were cleared, the snow fund account was closed, and funds given to the plower. However, the board was threatened with lawsuits in relation to snowplowing so moving forward, the board will not be overseeing snowplowing. Only 13 members donated to the snowplow fund. Until we have a member vote or bylaw that makes the board responsible for year around road maintenance, we just don't have the support of the members and the risks outweigh the benefits. Members brought up concerns about emergency access for medical, fire and utilities and that insurance companies could cancel members because of access. Concerns about not using a bonded, licensed and insured plower. Kurt Zacher said he could do that, but nobody wanted to pay extra for that. Tom Tiffany raised the point that if we don't do

---

## 2024 LSHPOA Annual Meeting Minutes

---

July 6, 2024 at 10:00 am  
Lake Shore Homes Association Park

proper plowing, graveling and maintenance during the winter there are increased problems in the spring getting the roads back in good condition. His recommendations as past board member and road person is to consolidate summer and winter road maintenance.

### **ACTION ITEMS:**

- **Sherrie:** Reach out to year-around members and those on Snowplow sign-up sheet to create a group of residents concerned with snow removal to figure out a plan for this winter.
- **Sherrie:** Send survey to members to voice their views and concerns on various association issues so the board can work on priority projects important to members.

- **SECRETARY'S REPORT - SHERRIE STEELE**

**2024 Annual Dues Collection** – record number of dues collected by July meeting with new online methods of dues payments with PayHOA & the revamped website (LakeShoreHomeswa.org) and a new permanent mailing address with locking mailbox at end of LSH Rd. that saves us \$166 in annual POBox fees.

**PayHOA & Online Presence** –membership & financial spreadsheets were converted to our new PayHOA platform and are all online and automated

**Request Forms in PayHOA** – *Tree Removal, Road Maintenance, General Request, and Notify Board of Construction Project* for projects that affect neighbors, LSH Property or roads.

**Historical Records Scan Project** - Important documents in the LSH Binder will be scanned, be searchable, and accessible online

- **FINANCIAL REPORT – CHRIS PELCHAT**

- a) **Statement of Accounts** - STCU Checking, Savings, CD Savings is at the bottom of the 5-year plan handout
- b) **5-year plan 2023-2027** – BLUE is potential spending; BLACK is actual spending (2023 & 2024). There was to be a dues increase in 2023 but that didn't happen. We stayed in budget but weren't able to complete long-term maintenance of road 5 to grade and crown the road. Insurance is most expensive item. We have 2 policies for officers & property. Other income was detailed as contributions to road 5 water runoff project by Lot 25 homeowners and snow plow donations that were transferred to the snowplow fund. In summary, with our current dues we can afford basic operations and basic road maintenance, which is basically graveling and dust control. Online association management (PayHOA) was listed under miscellaneous.

- **ROADS & WOODS REPORT – BRIAN JOHNS (00:52)**

- a) **ROADS**
  - 1) **Dust Control** - completed May 29 by BST Surfacing for \$6400. Cost increase from 2018 was from 5-6 cents to 13 cents @ 59,000 sq. ft. (roads 5 & 6)
  - 2) **Volunteers** – Kurt Zacher & Rodney Taylor donated services prepping for winter & spring maintenance
  - 3) **Grading & Crowning** – recommend every 3 yrs. Last done in 2018. Not within the current budget (\$10,000 - \$12,000)
  - 4) **What the \$100 dues increase cover?** Grading and crowning maintenance required for main road every 3 years
  - 5) **No dues increase** – would require approx. \$9000+ from savings to cover 2025 grading/crowning
  - 6) **Snowplowing** – to cover plowing would require an additional dues increase or separate assessment
- b) **WOODS**
  - 1) **Successful 3rd Annual Clean-up** – Brian Talbot's idea started with 16 volunteers had 30+ this year. Certificates handed out to Ward Kellogg, Russ Morse, Shelley Pelchat, Ron McCaffery, JJ Zacher & Kurt Zacher for outstanding effort on Clean-up Day.
  - 2) **Clean-up of Abandoned Property on Association property.** RV, camper, boat trailer removed. Reminder of NO STORAGE on association property.
  - 3) **20 diseased trees removed** at no cost to association by Woods Boss Dave Becker and volunteers Kurt Zacher, Ward Kellogg & Ron McCaffery
  - 4) **Inland Power** coming in next couple weeks to clear next to power lines
  - 5) **Alexa** – thanked the efforts of Ron McCaffery & Tom Tiffancy for work developing the LSH Forest Plan

---

## 2024 LSHPOA Annual Meeting Minutes

---

July 6, 2024 at 10:00 am  
Lake Shore Homes Association Park

**ACTION ITEM: DAVE BECKER** - 3 Dead Trees behind and to the west of the LSH Garage were brought up by member that could pose danger to any cars parked below in the parking area.

- **PARK REPORT – LEIF TANGVALD**

- a) **Swimming Designation Compliance** – Buoys placed to mark swim area for insurance compliance
- b) **Boat Launch & Community Dock** – Placement should be good after some issues after spring ice melt
- c) **Park Maintenance** - Member Julie Nelson Lot 25 thanked the those responsible for taking great care of the park. Brian Talbot & Rodney Taylor were mentioned for mowing and thanks given to those donating water for keeping the grass green.

- **BYLAWS COMMITTEE – ALEXA WILSON**

**Priority Project for 2024/25 Board of Trustees** –Committee will consist of Board Members and association members and will report to the Board. Alexa Wilson, Brian Johns, Chris Pelchat and Mike Moran are current board members on the committee. Member sign-up sheet for additional members interested in being on the bylaws committee.

**Question by member** – Rumor about docks on association beach being removed and a marina put in. The discussion at the last board meeting arose from insurance compliance to designate swim area & boat launch area and having enough room with the personal docks. A slip could be offered to those who don't own their own beach and room for launching and turnaround/parking issues could be addressed. The motion to research having a slip-dock type marina in the park was voted on at the board meeting and tied 3-3-0, so was not approved to move forward. Member asked if the board had the authority to make a decision like that without the vote of the members. An outlay of that significant amount would need to be something that was approved by the membership.

- **OLD BUSINESS – ALEXA WILSON**

**Dues Increase** - Not enough paid members present for 2/3 Vote needed for \$100 Dues increase from \$175 to \$275.

**ACTION ITEM - CHRIS PELCHAT** Dues increase to be proposed by email vote process

- **NEW BUSINESS – ALEXA WILSON**

2024/2027 New Board of Trustees Election results

#1 Alexa Wilson #2 Brian Johns #3 Brad Mickelsen

**Extra Donations** – Members asked how they can donate to LSHPOA and if the donations are tax deductible. There is a link on the lakeshorehomeswa.org website to make contributions. Further research determined dues & donations to a 501-7c non-profit entity are NOT deductible.

9) **NEXT MEETING DATE & TIME**

The next Annual Meeting will be the 2<sup>nd</sup> Saturday of July, July 12, 2025 at 10:00 am since the 4<sup>th</sup> is the day before.

10) **MEETING ADJOURNMENT – PRESIDENT ALEXA WILSON @ 12: 45 pm**

Respectfully submitted,



Sherrie Steele, LSHPOA Secretary