

MINUTES

Lake Shore Homes POA

Date | time July 10, 2022 at 10am | *Meeting called to order by* Tom Tiffany

In Attendance

Roll Call by Michael Moran determined a quorum. 36 of 70 paid members were present or by proxy.

Board Present: Tom Tiffany, Michael Moran, Brian Johns, Janet Gregerson, Alexa Wilson

Approval of Minutes

Minutes from 2021 Annual meeting were read by Alexa Wilson.

Motion to approve and seconded. The minutes were approved.

Board of Trustees

Tom Tiffany announced he will be serving his last year on the LSH board 2023-2024 year. After many years of dedication our association there was much appreciation for Tom expressed by the members. It was noted that Tom championed the current five-year plan, the first one written for the association. The plan has resulted in focused improvements, quorum meeting attendance, and nearly 100% dues paid memberships. Tom will help introduce the new five year plan and looks forward to just LSH membership status.

Jan Gregerson announced that she will be stepping away from the board for a period of time to concentrate on family medical matters. She will continue to be an advisor for the board when time permits. Michael Moran will assume Jan's board responsibilities and will be in charge of depositing monies from dues and donations into our STCU accounts.

Advisory Committee

Tom Tiffany spoke to open positions on the advisory board of "Public Safety" at this time those positions will be members of the trustee board.

Treasurer's Report from Tom Tiffany

The 2022 budget was distributed. It was mentioned that Steve Roffler, Treasurer is not present. The report was prepared by Steve and reviewed with Tom prior to the annual meeting.

Tom Tiffany reviewed the 2021 report. It was noted that \$540 was the balance between dues collected and association managed expenses.

The 2022 balance sheet was reviewed reflecting balances in bank accounts, savings bonds, and the snow removal donations fund account.

It was reviewed that the snow removal donations fund is to remain a separate account for the purpose of holding donations from members that choose to support the fund.

Members were reminded to indicate what fund they would like any checks applied to. Checks that are non-descript will be applied first to any unpaid dues, then to the association general fund unless otherwise noted.

Motion to approve and seconded. The members voted to accept the finance report.

Roads Report from Tom Tiffany

General condition of roads is good. Tom reported that the focus on roads in the 5-year capital expenditures plan has resulted in good progress in better roads and less dust in the summer; some members are saying the roads are "the best ever."

- Winter road clearing, grading, and gravel applications resulted in some location specific opportunities to better define the members needs and impact of winter roads service.
- Excess moisture Spring 2022 has resulted in location specific repair needs. These include:
 1. A dry well installed in 2020 by Bodes between road One and the South Loon Lake Road did not prevent down pour rain event from washing out across road 1 onto homeowner properties.
 2. There was indication that large logs from a member's tree removal project contributed to the failure of the dry well by channeling water away from the dry well across road 1. The tree removal was requested to be expedited by Kurt Zacker, the project manager.
 3. Tom has contacted Bodes to contract a review of the drainage plan and dry well on the association property impacted. Homeowner will contract damage repair on their lot at their expense.
 4. Additional homeowners on road 4 experienced wash outs and flooding from water coming across road 4 downhill towards the lake. All repaired at their own expense.
 5. A washout from road 5 between homeowners' properties and continuing across the LSH waterfront property was noted. Homeowners' driveways are impacted. It was noted that a narrowing of the road due to this erosion has been observed. A solution of constructing and continuing a berm on road 5 to channel the water was requested.
 6. Tom has contacted Bodes to contract a review of the drainage on road 5 at this washout location.
- It was determined that no grading on roads would be needed in preparation for the emulsified asphalt scheduled by Tom to be applied by TAK. A price increase of \$300 from the contractor was noted over prior year and was sited to cost of materials increase.
- Gravel work on road 1 to fill in a low spot required one load of gravel. Equipment used was generously provided by Kurt Zacker along with time. Thank you

Woods Report from Brian Johns, Woods Boss

Brian introduced himself and reported in these key areas:

- **Tree Cutting** Permit, available on the website please ask for review.
It was requested by a member that the permits have time frame applied and unprocessed trees made eligible for re permitting. 3 months was suggested but it was countered that wet trees and weather conditions could make that difficult to comply with. Brian requested only permit what you can take.
- Monitor and report **trail and forest conditions**.
Clean up day revealed our woods has been used for dumping. In isolated cases it appears chronic. NO Dumping by law was reviewed as well as confirmation that it is clearly posted.
Brian requested suggestions of the members on how to control this behavior.

- Coordinate annual **Woods Clean Up Day**
This year was the first time and 25 ppl representing 10 members spent 7 hours on May 14th improving our forest property by cleaning out dead bushes and trees. This effort was supported by a chipper provided and operated by Kurt Zacker. Thank you!

Old Business

1. **Member Contacts and Membership Identification**

Member contact list updates were requested if any changes. Two new members introduced themselves to the attendees. Dues paid member cards were requested in several formats. The board will review and provide a dues card.

2. **Boat trailers stored on association property:**

It was requested that boat trailers be tagged or permitted for ease of identification. A sticker or tag will be provided once the best solution is determined.

Ron McCaffrey mentioned that the old boat above his property was removed.

3. **Camping on association property** is being observed in isolated locations. The NO Camping by law was cited and it was mentioned that by law is included in the amendments proposal to allow camping on association property for family needs.

4. **Boat Launch:** Tom Tiffany announced that the boat launch has steel posts on each side with the option to place a cable and combo lock between the posts. The combo would be provided to dues paid members for access to the boat launch. Kurt Zacker raised concern about the safety of the proposed cable to children. Members observed the boat launch demand is greater than ever. There is no way to enforce use compliance at the boat launch. A member car placard was suggested. It was requested that a vote on the boat launch be taken however after noting input from the members the board will provide a formal proposal with options and requested and a vote to follow.

5. **Day use and Overnight Parking in the association park and waterfront property:** Clear designation of the boat launch turn-around and day use parking were requested for the association park and waterfront property.

6. **Slash Pile:** Tom reported that the slash pile just past the main entrance was provided to members for their own property use. It was noted that the Stevens County Transfer Station is the preferred method for disposal of yard waste that is not properly burned on members own property. The pile is now at capacity and a permit will be purchased in the fall of 2022 to burn. Karl Zacker suggested to chip some of it as well if it is beyond a controlled burn.

7. **Snowplowing:** Brian Johns was the snow removal coordinator for winter 2021/2022. Thank You! With donations and carry over donations from 2020/2021 the expense of road clearing was covered.

\$3325 donated

\$1520 carry over donations

\$2140 plowing expense

\$2725 balance

This included 10 plows and 2 donated plow jobs by Kurt Zacker. Thank You!

Additional donations for two loads of gravel by Brian Johns and equipment needed to distribute the gravel on ice was donated by Kurt Zacker. Thank You!

The summary of snowplowing and winter road clearing is we are spending far below the typical bid of \$5-6,000 for a contractor with the proper equipment that will show up when needed by the homeowners. Only 15 members have donated to this fund and it is still member managed project by project by Brian and funds are recorded and held in a separate bank account.

It was suggested that the board take on roads responsibility all year round as this is not a sustainable plan for the needs of our members. (note the LSH Treasurer has a separate account for snow plowing donations. Integration of various winter snow plow contracts will take time)

8. **Expenses and member needs increase:** Karl Zacker suggested that our expenses are increasing, and our income has a cap as dues are our only source of income. A dues increase was suggested in addition to a review of member needs as they expand. Tom Tiffany provided insight that a new five-year plan will be developed by the board and will take into consideration these concerns. It was requested that we provide a way for donations to be made to the association by nonmembers.
9. **Dead Trees on Association Property:** Members requested a review of the dead trees on association property and asked if there is a plan for removal other than members claiming these. Karl Zacker commented that a budget moving forward would need to take the expense of tree management into consideration. Tom Tiffany indicated that would be reviewed by the board for the next budget plan.
10. **Lots 1 and 2:** It was reviewed that these two lots are habitually in arrears on dues. Lot 1 was mentioned to be on both sides of the line between LSH and Silver Beach Association. Lot 2 is accessed primarily from the Silver Beach side as well. Ron McCaffrey suggested that these lots are eligible as association owners and should be reviewed as such. This was viewed as 50' of waterfront property that is part of our association owned by these private parties. Robust discussion followed as the amendments to bylaws were drafted to alter the dues for these two lots only. (note these are secondary lots with a majority of their property in Silver Beach and no road access from LSH)

New Business

Homeowners requested that the wash out on LSH waterfront property from the road 5 hillside between homeowner properties be filled in and were interested in a long-term solution, noting that this is an annual erosion location.

A French drain was suggested on the LSH waterfront property to **mitigate annual erosion**. Tom indicated that the LSH board would consider a long-term solution potentially budgeting an amount of \$1800-\$2000 for this project request to fix water run off issues from road 5. In the meantime, it was suggested by members that volunteers with hand tools be used to fill in the wash out area.

By Laws Amendment Proposal by Tom Tiffany: after reviewing the by-laws with an attorney it has been proposed that revisions be made to the current set of by laws originated in 1940 and amended over the years.

The proposed amendments were provided to all dues paid members for review by Tom Tiffany prior to the annual meeting.

The revisions were read by Tom Tiffany to include these rules of conduct for the LSH Homeowners:

Board of Public Safety

Speed Limit on roads

NO Camping on Association Property and Waterfront

Fireworks compliance verbiage mirrored with Washington State fireworks laws as Stevens County has no regulations

Tree Cutting on association property

Parking of boat trailers amended to provide boat trailer compliance solution

Lots 1 and 2 dues revisions and grandfathering

After the amendments were reviewed, Tom Tiffany offered any answers and details as requested. Tom let the members know the purpose of the meeting and amendments review was to collect additional input from members to the board prior to a vote. A final draft and request for member vote will be sent by Tom Tiffany.

Motion to adjourn was made at 11:50am