Lake Shore Estates

Executive Board Meeting

December 11, 2024

Meeting Minutes

I. Call to order

a) 7:30 pm CST

II. Roll call

a) Nate Corbin, Jeremy Berger, Barry Wegner, Rick Eckert, Paul Blees, Lori Blees

III. Approval of Minutes

a) Nate motioned to approve the meeting minutes from May 22nd of 2024; Rick seconded the motion. Motion passed unanimously.

IV. Approval of Agenda

a) Barry motioned to approve the agenda; Rick seconded the motion. Motion passed unanimously.

V. Secretary's Report

a) Facebook groups are available.

VI. Treasurer's Report

a) Lori provided the updated financials. Road maintenance expenses (\$71,894.50) were lower than estimated. The CDs are performing well with interest earned to date of \$1900.00. Southwest Water rates will remain unchanged for the 2025 season.

VII. Old Business

a) Lot number signage for streets: We are working on this and will reach out to Mann Signs or Signs of Wonder. Looking at possibly placing one reflective sign with one per street. We would also send updated lot owner lists for Forest Drive and Lakeshore Drive to the county sheriff's office, the fire department, and the ambulance service annually, so they have updated records for emergency services. Will also look to clean up the existing signage.

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VIII. New Business

- a) 30-day cease and desist notice: Paul personally delivered the notice after the annual meeting. No further concerns reported.
- b) Filing of bylaw and covenant changes: Mark has been trying to get these filed with the county but is in a holding pattern until two lot owners pay their past due 2023 taxes. Taxes must be current prior to filing the bylaw and covenant changes.
- c) Water diversion expenses: Mark indicated that we should be receiving bills from the Water Board soon. Will confirm the monitoring system was installed and confirm our access to the app. This year the water board will pay the expenses for electricity on the pump; then next year in 2025, Lake Shore will pay 1/3 of the expense as it is divided between the parties.
- d) Contact names list to members: At the annual meeting, it was voted to approve creation of a lot owner contact list. Recommended sending out an email to lot owners asking for their permission or declination for sharing of information with a deadline for response, targeting March 1st. We would like to share lot owner name, lot number, phone number, and email address. The intent is to share the lot owner list only with the association.
- e) Irrigation system update: Control module replacement is \$4000 for brand new; however, we can get one refurbished for \$500-\$1000. We have a spare pump but we would need the control module. Rick motioned that we pursue purchase of a backup control module; Barry seconded the motion. The motion passed unanimously. Barry motioned that we consult with an electrician and seek advise on the control module backup; Rick seconded the motion. Motion passed unanimously. Nate will work with an electrician and get one ordered so we have a spare.
- f) Road maintenance: With the initial repair work completed, we want to make sure we are maintaining it. Nate will follow up and we will plan to possibly repair again in the fall when the cracks are the widest possible.
- g) Snow removal: Randy will continue with snow removal.
- h) Weed spraying: Will look at options.
- i) Mowing of lots Tabled until next meeting.
- j) Next meeting: Will schedule possibly at the end of February or early March 2025.

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IX. Adjournment

a) Barry motioned to adjourn; Nate seconded the motion. Meeting adjourned on 12-11-2024 at 9:15 pm CST.

