

**Lake Shore Estates  
Executive Board Meeting  
April 30, 2020  
Jeff Kuch's Garage**

The meeting was called to order by President Jeff Kuch at 1:00 p.m. Members present: Jeff Kuch, President; Craig Becker, Vice-President; Brent Wallender, Secretary; Sheila Marshall, member-at-large; Bill Misslin, member-at-large; Mark Kaffar, attorney; Clyde Grosz, maintenance.

Motion by Wallender, seconded by Misslin to approve the agenda as presented. All in favor, motion carried.

President's Report: Kuch reminded those present that social distancing and the health and safety of all present would be respected. General road condition was mentioned. The current garbage collection protocol will remain in effect for the next several weeks at a minimum.

Secretary's Report: All the minutes of the 2019 Board meetings were approved and posted to the LSE web site.

Treasurer's Report: A motion was made by Misslin, seconded by Becker to accept the treasurer's report of approximately \$178,000 in the general fund, \$40,000 in the Water Diversion Project fund. Current outstanding bills are Southwest Water monthly usage fee and the bill for 2019-2020 snow removal. All in favor, motion carried.

### **Old Business**

Bylaws and Covenants:

Mark Kaffar indicated that the revisions to the bylaws and covenants as presented to him appear to follow generally accepted governing practices. He highlighted several items that might require additional consideration as follows:

Item 1: Limiting campers allowed in LSE to only those campers that are legally registered to the current lot owners.

Item 2: If guest campers are to be allowed, to limit the amount of time to zero to 14 days per calendar year and to have a monetary charge (\$50-\$70 per day). Discussion on this item included the following: These campers raise fire and safety concerns, additional drainage to the already overloaded water drainage system, and additional potable water usage. Separate fees and fee schedules were discussed as well as a permit required prior to set-up. Fees would then assessed and paid at that time. Requirements for the parking of all campers must follow current lot setback rules.

Item 3: It was suggested that language be included in the bylaws limiting short-term rentals. Discussion on this item included limiting a rental to nothing less than 30 days.

Item 4: A revision in language regarding Board meetings to allow for teleconferencing, zoom meetings, etc.

Item 5: A revision in language regarding the Annual meeting to allow flexibility in scheduling rather than the language ties us into the month of June. Due to the Governor's emergency declaration, LSE should be able to reschedule the 2020 Annual Meeting at a later date.

Item 6: Adding language to the bylaws regarding Special Assessments. Discussion on this item included language allowing the LSE Board to assess special assessments that would satisfy possible lender requirements for things such as road repair and potable water updates. In the event LSE would have to borrow money from an outside lender to complete these projects, this language would provide proof that the Board would have the authority to make and collect these assessments.

Item 7: A language revision on requiring only a simple majority to remove a Board member from office to requiring a 2/3 or 3/4 vote of the members present at the meeting. Discussion of percentages for other areas of the bylaws ensued. Kaffar indicated that voting percentages could vary for different areas of the bylaws. A motion by Becker, seconded by Misslin directing Mark Kaffar to continue updating the LSE Bylaws and Covenants with the items discussed at this Board meeting. Review of the new updates should occur within the next 30 days. All in favor, motion carried.

#### Building Permits:

The permitted garage reconstruction on Lot 4B was discussed. There was no permit requested for roof repair to the residences at Lots 33 or 15E.. There was no permit requested for a deck addition at Lot 38. No action was taken on these items as most of the work was already completed.

Welcome packets for new residents: Marshall presented a packet of information to be issued to new LSE lot owners. Some revisions were suggested concerning golf cart, ATV usage, camper language, and number of standing committees.

Snow removal contract: There were no issues or concerns with regard to the 2019-20 snow removal.

### **New Business**

#### Recognition and Approval/Usage of Lake Shore Estates Contact Spreadsheet:

Marhsall was thanked by the Board for her work in updating the LSE lot owner contact information. Discussion was held on privacy issues with regard to information contained on this spreadsheet. Any list shared with LSE residents would only include name, lot number and phone number.

SW Water Break on Lot 34: Due to lot owner negligence, there was a line break and discharge of 80,000 gallons of potable water. This line break occurred on the lot owner's side of the curb stop water valve. The lot owner is responsible for all costs incurred, including line repair and

excess water usage. Motion made by Becker, seconded by Misslin to send a letter to the lot owner asking for remittance of \$512 for the excess SW discharge. All in favor, motion carried. (80 x \$6.40/1000 gallons)

Well Capping: Wallender is to contact Gregory Water and Energy, Inc. to let them know that LSE is still interested in having our well capped.

Budget 2020-2021: Grosz and Misslin will look into the possibility of purchasing a storage building to replace the current rental storage building. Kuch is in the process of collecting bids for road maintenance on Lake Shore Road. During COVID-19 and the extenuating circumstances, the current LSE Board will continue with the normal business activity of LSE.

Annual Meeting Date and Potential Rescheduling: Due to the Governor's emergency declaration limiting group gathering sizes, the annual meeting of LSE will be rescheduled when this declaration allows. Board members have agreed to continue their service until the Annual Meeting can be rescheduled. Marshall will update the proxy forms. Kim Birkeland, LSE treasurer, has indicated she will no longer serve as treasurer. The Board will assume those responsibilities until a new treasurer is appointed. Grosz will install "Children At Play" signs along Lake Shore Road. Installing speed bumps was discussed and is currently under further consideration. Becker will check with the Corp of Engineers on future permitting fees that may be required for our irrigation system dock.

Irrigation Water: The irrigation water system is up and running with no noticeable issues.

Motion by Becker, seconded by Kuch to adjourn the meeting.