

APPROVED

Lake Shore Estates
Annual Meeting
June 21, 2019
Jerry Scharbach's garage

Call Meeting to Order The annual meeting of the Lake Shore Estates Homeowners Association was called to order by President Jeff Kuch at 6.30 p.m. on June 21, 2019. **A motion was made to accept the agenda with the addition of 5. h. a webmaster report. Motion by D. Creel, seconded by D. Poekes. Motion carried.**

Introduction of Board of Directors and Recording Secretary Board members present were Craig Becker, Aaron Petrowitz, and Brent Wallender, Secretary. Absent was Justin Fettig.

Roll Call Twenty-four lot owners were present, and seven lot-owner proxies were signed and presented representing a total of 38 voting units.

Proof of Notice of Meeting Notice of meeting was emailed and dated May 15, 2019. Notice was also posted on the website.

Report of Committees

a. Potable Water Committee Jerry Scharbach and Marie Johnson are both resigning from this position and the Board is open to volunteers to fill this position. President Kuch thanked them for their service on the Committee. The drawings of the potable water system were revised in 2018. In 2019 the drawings were updated to reflect both the potable water system and the irrigation system. These drawings are posted in well house #2. They are also available electronically. The potable water system consists of 21 isolation valves. The irrigation system consists of 15 isolation valves. The recommendation is to exercise these valves at least annually. The pressure on the potable water systems was raised from 37 psi to the maximum water pressure of 45 psi on May 27, 2019. **The potable water valves are painted blue, the irrigation valves are painted red, and the flush valves are painted orange. Homeowners are responsible for the curb stop valves in each yard on the potable water system. These valves are quarter turn open and close and should be exercised yearly by each lot owner. It was recommended that lot owners mark these valves with a flag or stake over the winter months for ease of locating in a possible emergency situation.**

b. irrigation Water Committee Larry Klindworth reported that we have two new irrigation systems pumps, one in service and one as a backup. The Board is currently looking into options for a backup control panel and looking to install a pressure switch on the system.

c. Volunteers needed to fill these committees If you are willing to volunteer for the Potable Water and or Irrigation Water committees, please contact a Board member.

d. Grounds Committee Amber Kimball has assumed the responsibility for cutting all of the Corp property. She has also received permission from the Corp to spray for weeds. Lake Shore Estates has agreed to help with mowing if necessary.

e. Road Report Craig Becker reported on a tentative plan to remove a section of approximately 450' of the current road surface on Forest Drive. The plan would be to remove 18" of the surface and replace it with 15" of scoria and 3" of rock or gravel on top of the scoria. In the discussion there was mention of using clay, crushed concrete or possibly fly-ash as a substitute for the scoria. There was also mention of installing a fiber mesh underneath the scoria and that the repair work should also include crowning the road. The Board is aware of the concerns of the lot owners on Forest Drive but must also take into account the impact that the high water table in the area makes on any repair. The Board will take under advisement suggested recommendations and hopefully a workable solution that falls within the budgeted line item can be found. To minimize impact of the garbage truck on Forest Drive, the idea of a common dumpster at the end of the road was brought up at the meeting. This would be a decision the affected lot owners would have to discuss/decide.

f. Recognition President Kuch thanked the following lot owners who volunteered their time and services: Kim Birkeland for her work as Treasurer, Jerry and Linda Scharbach and Elaine and Kenny Foth for hosting the Annual Meeting, Larry and Kathy Klindworth and Bo and Katie Klindworth for their work on the Park area, Sheila Marshall for her work as the WebMaster, and Carla Poekes for helping with the collection of the Lake Shore Board mail.

g. By-Laws and Covenants Mike O'Keefe reported on proposed changes to the document. He indicated that because Lake Shore Estates is a mature homeowners association, much of the language pertaining to the initial development of the association and references to the developer needed to be removed. Language was changed to reflect a transition to email and web-based communications. Changes were also recommended to the voting/quorum requirements intended to allow business to be transacted. Another recommended change was to the amount of money allowed for a capital expenditure without a required lot owner vote. **A motion was made for the Board to move forward with finalizing a draft of the By-Laws and Covenants with the recommendations made by Mike O'Keefe, to have said draft reviewed by a lawyer, and to post the reviewed draft on the website for lot owners to review prior to the 2020 Annual Meeting where a vote will be taken to approve said changes. Motion by J. Wallender, seconded by J. Marshall. Motion by voice vote. Unanimous vote. Motion carried.**

h. WebMaster Report Sheila Marshall reported on changes made to the Lake Shore Estates website which may be found at www.lakeshoreestate.org. Residents are encouraged to subscribe to the website which will allow them to receive automatic notification of changes,

updates, and information about Lake Shore business. In addition, autofill forms for complaints, proxies, and building permits will be added to the website.

6. Treasurer's Report

a. Water usage and payment grid Kim Birkeland asked lot owners to check the grid to make certain their information was correct. The LSE Board was directed to contact new homeowners about the water usage grid, by-laws and covenants. **Homeowners selling their properties have a responsibility to pass on this information to prospective buyers.**

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b. Expenses 2018 There is a balance of approximately \$134,000 in our current business account. There is \$40,000 in the Water Diversion Project account.

c. Budget 2019 and 2019 lot fees Copies of the budget were available for the lot owners to review. **A motion was made to change the gravel road maintenance line item from \$6,000 to \$13,000 and to add a line item for expenses incurred in going forth with the plugging of Artesian Well #2. Motion by M. Beckman, seconded by J. Scharbach. Motion by voice vote. Unanimous vote. Motion carried.** (The cost for plugging the well is estimated to be between \$8,000 and \$10,000.) Birkeland indicated that the potable water costs were greater than the fees collected due to rate increases by Southwest Water. There was an increase in Southwest Water rates from \$5.61/thousand gallons to \$6.44/thousand gallons in 2019. We are also exceeding the projected water usages when the system was first put online. There may be a need for water fee increases in 2020.

7. Reminders

a. Building permits, usage of potable water for household only, tapping into the potable water line must be approved by a licensed plumber, no vehicle travel on Corp property shoreline, pets are to be leashed, ATV and golf cart operation (***excessive speed may lead to installation of speed bumps***), RV's/campers on lots without a home, guest RVS's, fireworks, unlawful discharge of firearms. A recommendation was made to install flashing lights on speed limit signs.

b. Use good judgement in hosting guest campers.

c. Board Secretary reported there were 16 building permits issued and approved in the last year. **Lots fees and SW water fees will remain unchanged for the current year. These fees are due immediately.**

8. Runoff water diversion project Greg Ficek reported on the current status of the project. Drain tile will be installed by Ellingson Companies in cooperation with the Boeshans family on property adjacent to and north of LSE. Drain tile will also be installed on Boeshans property northeast of LSE. Four surface water collectors/risers will be installed to drain surface

waters. A sump will be installed to collect water from drain tile and surface collector's system to be pumped into Lake Sakakawea. Questions have come before the Mercer County Water Board concerning the impact of the Lazy 8 development on the proposed water diversion project. The Mercer County Water Board and LSE Board of Directors have approved the proposed water diversion project. The Water Board is awaiting approval from the Byrum family and the Boeshans family. Approval of all four entities is needed before the project can move to the Corp of Engineers for final approval. Greg indicated he would be willing to answer questions lot owners may have concerning the project.

9. Election of Inspections of Election L. Scharbach and D. Creel were appointed to count ballots if needed.

10. Election of Board of Director Positions Bill Misslin was nominated to fill the 3-year Director position completed by Justin Fettig. **Motion by J. Wallender, seconded by G. Ficek. Motion carried.** Sheila Marshall was nominated to fill the final two years of a 3-year Director position vacated by Aaron Petrowitz. **Motion by K. Birkeland, seconded by M. Beckman. Motion carried.** Kim Birkeland agreed to continue as LSE Treasurer for one more year.

11. Adjourn **Motion to adjourn by S. Kudrna, seconded by D. Poeckes. Motion carried.**

Respectfully submitted,

Brent Wallender, Secretary