

**The Shores Homeowners Association
Board of Directors Meeting Minutes
May 6, 2020**

Present: Board members: Doug O'Neil, Louis Schnierer, Jody Zanecki and Rick Smith were present via teleconference. Representing Sentry Management was Michelle Antonov

1. **Call to Order:** The meeting was called to order at 3:30 pm by Doug O'Neil

Notice of Meeting: Notice of meeting was sent on May 2, 2020 via email

2. **Minutes:** Minutes from the April 7, 2020 meeting were reviewed and accepted without changes. **Motion:** A motion was made to approve the minutes as presented. (Schnierer; Smith; passed)
3. **Financials:** Treasurer Rick Smith reviewed the March 31, 2020 financials. The Board would like to be in direct contact with a Sentry accountant for a better explanation of the accrual accounting process. **Motion:** A motion was made to approve as presented (Schnierer; Zanecki; passed)

4. **Management Report:**

- **CC&R Violations:**
 - Current open violations discussed
- **Operations:**
 - **Special Assessment** - SA funds are roughly \$4,000. Flower bed by pump house is a remaining expense.
- **Clubhouse maintenance:**
 - Pool entry lock system - Waiting for a bid from Access Integration. Key fob system will be erased and management will have to reassign new fobs using addresses not names.
 - New cleaning service – Bid Rachel received is for \$280 for 2 times a month. Rachel to have the bid restructured to reflect cleaning of the clubhouse once a month and bathrooms once a week.

5. **Old Business:**

- **Dues Committee Report:** The Homeowner Dues Committee presented 2 additional options to the findings presented at the annual meeting 1 that exceeded the financial requirement, and 1 that updated the Reserve Study Funding for useful life/timing with an option to meet that modification.

The Board reviewed all options and have decided to raise the dues to \$265. Beginning January 1, 2021 **Motion** (Zanecki; Schnierer; passed)

6. New Business:

- Pool Opening discussed - Rick to contact the insurance agent to inquire about liability and what is suggested for opening. No date for opening decided at this time. Board to review further.
- Basketball hoops are not allowed and violation letters need to go out.
- Contract w NorthStar discussed. Northstar proposed an agreement for \$25 a month and they will do ongoing updates of the Reserve study as opposed to a 5-year study for a greater cost. The Board would like to review the proposal in writing and will discuss at the next meeting.
- Permatizing water features at Bellemonte has been completed. Once all invoices are received, the Board will speak with Don Newell to see if he will take care of the fountain issues as he said he would.

7. Committee Reports:

- **ACC:** Rachel to research whether or not the variance in regards to the Basketball hoop for the Harsens is recorded. If it has not been recorded then management needs to send a letter reminding the Harsens of the agreement in perpetuity and asking them to make sure that the new buyers are aware.

The empty lot will not be built on at this time.

- **Landscape:** Everything is on track. Only lost 5 bushes through winter. Annuals being planted at the end of the month. Flower bed going in near pump house and replanting in beds projects pending. Fescue is being worked on. Holding off on planting flowers around pool until further notice.
- **Ponds:** Injection pump added to PI.

8. Future Meetings: Clubhouse at 4:00 pm. (Fourth Tuesday of each month)

June 23, 2020	4:00	Regular Meeting
July 28, 2020	4:00	Regular Meeting

Meeting Adjournment: The Meeting adjourned at 5:12 pm. **Motion:** Motion to adjourn was made. (Schnierer; Zanecki; passed)

Prepared and respectfully submitted by Michelle Antonov, on behalf of the Secretary, of The Shores Home Owners Association Inc. Rick Smith.



Rick Smith, Secretary of the Shores Homeowners Association Inc.