

LAKESIDE PROPERTY OWNERS ASSOCIATION

MEMBERSHIP MEETING

August 10, 2019

Call to Order: The General Membership Meeting was called to order by President Michael Brown at 10:00am. There were approximately 180 in attendance.

Invocation: Was given by the Rev. Ron McCauley.

Welcome New Property Owners:

- Jason Culley – 650 Central Ave
- Jennifer & Glenn Smead – 317 West Second Street

Approval of Minutes: The July 13, 2019 Meeting minutes were discussed, but not approved by the members present.

Treasurer's Report:

Previous Balance = \$6,755.51

Income = \$22,780.08

Expenses = \$9,786.96

July Balance = \$19,748.63

The Treasurer's Report was approved by voice vote of the members present.

Women's Club Home Tour Appeal – Wendy Stuhldreher

The Women's Club is seeking volunteer cottages for their 2020 and 2021 tours. The Club provides insurance & floor covering protection during the tours. If interested in this endeavor, contact Wendy via her email address in the LPOA Directory.

Election of Officers:

John Fleischer will be the representative to the Lakeside Association Board. Ron McCauley will be the Treasurer. Carol Bradshaw will be the Secretary. Rick Green & MaryAnn Kelmer will be Directors. These terms of office begin April 1, 2020.

Lakeside Report – Kevin Sibbring, CEO:

- We're having a strong season with up & down revenue, including a concentration of extended weekend sales. Increased emphasis is placed on press coverage utilizing radio, editorials, etc.
- There have been a lot of expenses due to storm damage, but the revenue is at budget.
- The new scanners are working just fine at the gates without the feared long lines.
- The Symphony is much stronger this season, and the new youth concert had a good turn-out.
- The West & East Ohio Conferences experienced a glitch free year.
- The Generosity & Stewardship Conf. was well attended with representatives from 11 states.
- The Front Porch Gatherings have been well attended with lots of dialogue.
- The Strategic Plan Initiatives:
 - Lakefront – Group is assembled and discussion has begun
 - Housing – was started last year, but they have determined the studied revenue model doesn't support our typical Lakeside Season.
 - Welcome Center & 163 Entrance – discussion continues with the Heritage Society.

- Schoolhouse & Hoover Backstage – many folks have toured & found the schoolhouse to be in better shape than they expected. The Hoover study will begin soon, to be funded by Dwight & Alice King.
- Infrastructure – the Lease was from 1891 when Lakeside was a different place.

MASTER PLAN – Dan Dudley & Jim Switzer

1. ASSESSMENTS:

- a. Lakeside's Lease language = for "*sanitary purposes & improvements of streets*". "**STREETS**" include paved roadways, bike & pedestrian paths, car & golf cart parking areas, sidewalks, signage, and crosswalks. Also includes street accessories like street lights, benches & bike racks for bike parking. The dock is also included since it is not used for boat dockage, but rather a pedestrian walkway complete with street lights & benches.
- b. "**SANITARY**" is "*relating to the conditions that affect hygiene and health*". This includes sewers & storm water management, but it also includes cleaning & trash removal (homeowner collection & recycling pick up, the dump & trash removal in restrooms & public areas throughout Lakeside). It also includes leaf pickup, mayfly cleanup, maintenance & cleaning of the many public restrooms, dock clean up, storm clean up, purchase of trash bins & recycling bins, brush removal, and dead tree removal.
- c. The Lease allows a **1% assessment**, which at current appraised values would total over \$2.7 million. The current assessment is only 0.3%, which resulted in a total of \$775K in 2018. Including the trash billing, the total amount collected is \$1million – or 12% of Lakeside's annual revenue, and less than 15% of total expenses. Currently assessments only cover about 90% of the allowable sanitary & street expenses each year. The deficit is covered by the remaining operating budget.
- d. To be totally transparent, Lakeside will post a running ledger on the Lakeside website, of allowable costs versus assessment & trash collection.

2. BUILDING AUDIT:

- a. The Master Plan contains many glitzy projects like "waterfront" and "schoolhouse", but it also includes a building audit & infrastructure plan.
- b. The 185 page *Building Audit Report* contained a matrix of overall conditions. They have worked on several of the projects mentioned in this Report: the WoHoMis roof, the WoHoMis showers, the Dorm bathrooms, the Maintenance building roof, and the main building electric.

3. INFRASTRUCTURE:

- a. The Master Plan indicates the need to manage storm water & replace roads. Road replacement will take time, with some roads close to 30 years old before they will be replaced. Storm water issues were a top priority in the Master Plan as well as being mentioned at many LPOA meetings.
- b. Due to seasonal timing, the Lksd Board authorized the following:
 - i. Flyover mapping needed to be done before the leaves came out.
 - ii. Traffic Survey needed to be done during peak season
 - iii. Storm Sewer inspection done before seasonal traffic & scheduled during heavy spring rain flow.

4. TIMELINE:

- a. The Investigation takes place 4/19 to 6/19.
 - i. It includes aerial photography, base mapping, scope storm sewers, geotech study, topographic survey, community engagement, & traffic data collection.
- b. The Preliminary Engineering takes place 9/19 to 3/20
 - i. This includes a conditions assessment, percolation tests, traffic counts/study, a preliminary plan/profile of streets, typical street sections, storm water/utility plan, streetscape elements, and community engagement.

- c. Final Plan takes place 4/20 to 9/20
 - i. This incorporates the final plan, phasing, the cost estimates, and community engagement.
5. ENGINEERING INVESTIGATIONS:
- a. The investigations will provide detail regarding the conditions of existing storm drains, the size & location of pipes & drains, connections, and failure points.
 - b. It will investigate the flow of water on existing streets, the best use of crowned vs cupped roads, where new drains can capture run off, where the water will go, how the water is treated before entering the lake, and where/if curbing will help the water.
 - c. It will determine the design & look of streets, traffic volume & patterns, parking, lighting, benches/stops for shuttle, and buried utilities in limited areas.
 - d. The learnings, designs & standardizations can be used over many years.
 - e. There will be a temporary increase in the assessment with a beginning & ending time for the preliminary engineering study. The long term funding will be different.

Questions & Comments:

1. Lakeside collects auto & golf cart fees. What parts of these fees are going toward this project?
ANSW: the proposal will be sent to the Board for discussion. Perhaps an increase in tax for hotel guests, increased fees to contractors? We are trying to avoid a major impact to cottage owners.
2. Suggest a revisit to the pool hours for special events & parties. ANSW: A complaint has been filed related to the late pool hrs & noise. This year Lksd offered pool hours to youth groups, but these events were later than anticipated. We plan to modify these arrangements with an end time of 8:30, and with limitations on the music.
3. When will the Balance Sheet of \$950,000 for garbage be posted? ANSW: they have kept 2 years of running ledger. The next quarter will be posted soon. Some items will be under cost centers & some expense items cross columns (i.e. Hoover bathrooms as example)
4. Was the \$500,000 engineering study put out for bid? ANSW: they did not put this out for bid, but rather chose to use MKSK & CORDA because of their familiarity with Lakeside. Once they know what the Plan is, then that will be put out for bid.
5. Does the Appraisal figure for Lakeside Real Estate include houses that Lksd owns? ANSW: No it does not. There are 1,035 accounts billed. 975 are homeowners, plus businesses and Island View residences.
6. A recent letter to property owners was "wide open" with something over \$500,000, but didn't say what. ANSW: Lksd is trying to feed information as they are getting it. The average value of \$281,000 would result in a \$550 extra assessment. They are considering whether to spread over 6 quarters instead of 4 quarters. The original road assessment "falls off" January of 2020.
7. A suggestion was made not to disparage the Lease, but rather to consider its value. If we create storm water outlets, we need to look at alternatives. Encourage permeable pavers. ANSW: they have given a challenge to the Lksd Board to go green! Where can we capture water & not send it straight to the lake?
8. Requesting clarification of how the Lease works. It allows 1% of all appraised values & now 0.3% is being taken with the determination of use being made by the Lksd Board. ANSW: the Lease states it is not to be used for programming, etc.
9. Financing Lakeside is a true collaborative effort. Cudos to Dan for his transparency. ANSW: Municipal Services = allowable & non allowable items. Dan stated there is "No Plan to Change the Lease".
10. Concerned about the flow of water down to the Lakefront, and the ability to maintain our trees
ANSW: this will be part of the preliminary engineering study.
11. We pay Ottawa County taxes, and wondering what benefits we get from that money. ANSW: not sure how County works with municipalities, but are working with the Ottawa County Improvement Association. Some of the services we currently receive are sheriff, zoning, planning, and the court system.

12. Please schedule more front Porch Gatherings. ANSW: will see if they can hold a few more in private cottages.
13. Will the Power Point presentation be on Lakeside Association or the LPOA website? ANSW: it will be on one and/or the other.
14. Really enjoy Lakeside, which is like a small town that comes together in the short space of 1 week. Wondering if it is possible to schedule more swimming classes for kids like they used to at the Lake.
15. Kurt Geisheimer, President of the Lakeside Association Board of Directors, assured the LPOA of the Board's plan for open, civil, understanding dialogue & transparency as they go along.

Meeting Adjourned at 12:12 pm.

Respectfully Submitted,
Carolyn Brown, Secretary, LPOA