

LVPOA

Meeting Minutes April 12, 2021

Meeting called to order: 7:00PM

Present: Jacqueline Jadidian, Kari Brashers, Jill Fannin, Linda Strait, Randall Smith, Tom Bauer, Lewis Holleman, and Clifford Rawley

Guests: David Brown

Approval of minutes from March meeting: Tom made a motion to approve, Lewis seconded. All in favor voted "I."

Financial Review

- 6 homeowners owe first half of year dues and late fees. If they do not pay by end of April, trash service and pool/clubhouse access will be suspended.
- 3 homeowners owe late fees. Will vote to process a lien if they don't pay by 3rd quarter. Our bookkeeper will send communication via mail.
- Jacqueline asked that communication be sent via email whenever possible to help us keep documentation of conversations for future reference.
- Jacqueline reviewed financial report.
 - Edward Jones paid townhouse repairs.
 - Explained being over on office supplies of \$141 for reordering checks and signature stamps for new officers as well as PO Box renewal.

Motion to approve: Cliff made a motion to approve March budget report.

Second: Linda seconded.

Committee reports and discussion

Architectural Committee – Tom shared three property change requests that were submitted and approved over the past month. Cliff will communicate approval to property owners.

- \$500 deposit required for water meter. (Just a deposit, so when we remove it they will give it back. Tom will go to the office and talk to them.)

Pool - [For pools | Springfield, MO - Official Website](#)

- 50% occupancy recommended. This will be around 32 people in the pool. We will need to figure out how many people can be in the area around the pool.
- Saturday, May 15, 10:00-12:00 will be pool clean-up. Volunteers are needed.
- Will check out furniture and see what needs to be replaced. Prices are high for lounge chairs. Current furniture was purchased used from another community pool.
- Pool will be opening Saturday, May 22.

- Buster Crabb will call Jill when they come a couple weeks ahead of that date and show her how to do maintenance.
- Jill put together a letter similar to last year's letter. Pool is under surveillance and Jill will be able to view.
- Voted on pool parties. All in favor of allowing these this year under revised rules from last May.
- Talked about distributing party rules with key fob apps, but most people mailed in their key fob apps when they sent in their dues.
- Associate memberships: Linda isn't sure how to contact past associate members. Would like to have email addresses on the key fob application for future reference. Linda and Lewis will contact past members that they have information on. Limit is 25 associate memberships.

Tennis Courts & Playground: lights are working now.

- Pickle ball
 - David talked to 2 different vendors with locations in Springfield. Gerald Perry Tennis & McConnel and Associates. Interested more in maintenance and servicing than just a one-time gig.
 - Minimum cost including maintenance
 - McConnel & Associates: using existing court, net, and painting pickle ball court within boundaries of tennis court would be over \$12,000.
 - Gerald Perry Tennis suggested resurfacing entire facility for around \$45K. Lots of small cracks now that will get worse without maintenance.
 - Quote for pickle ball only was \$500 per court.
 - Could purchase stencils and do it ourselves for a couple hundred dollars.
 - We could do 2 pickle ball courts on a single tennis court but would have to purchase nets which run anywhere from \$2K to \$3K each. (This is what Spring Creek did.) May require waivers due to proximity.

Common Grounds:

- Purvis has a lot of brush to clean up. Did not mow common area today but did mow around the clubhouse. Common area should be done Thursday. Tom will follow up to make sure they take away the brush.
- Tom got pricing on mulch. \$516.86 total (including delivery). Will have it delivered when it's dry. Will get volunteers to help spread it around.
 - Voted to approve this expense. All members were in favor.
- Dog wood cut down.
- Took care of some vines growing on a tree and took out a bush.
- Looking into putting in a disc golf course in common area. Would need to make sure neighbors are in favor. But just thinking of options to get the space

used more. Need to also make sure they don't cause damage. Tom will gather more information and share at next meeting.

Clubhouse Maintenance:

- Cameras at dumpster – Jill got an estimate from ProTel and sounded expensive.
- Parking lights burnt out in the parking lot need to be addressed.
 - Light by basketball goal
 - Light by trash cans
 - One by corner of club house
 - Need to prioritize what needs to be done because we can't do everything that needs to be done and stay within our budget.
 - \$60 per hour + \$45 for lift truck.
 - Replace burnt out lights first. Any light that is replaced will be replaced with LED.
 - Jill will get in touch with Complete Electric to schedule.
- HVAC quotes report from Randall:
 - Connelly Mechanical \$509.06
 - Knight Heating & Air Conditioning: 2 plan options: \$210 per year for red plan (bi-annual service only) or \$270 per year for white plan which includes bi-annual service plus a 10% credit on the cost of any parts that might be necessary to place systems in operating condition.
 - John Wayne sent proposal but didn't include cost.
 - Services very similar with all three service providers. Spring and Fall system checks.
 - Linda shared that we have several pieces that may no longer comply with the building code.
 - Randall will meet with John Wayne to see if they will come out and take a look at the condition of our system and quote us a price for annual service before we make a decision. Of the dollar estimates we have the group was in favor of Knight white plan but need estimate from John Wayne before making a final decision.

Clubhouse Scheduling: No report. Lewis handling while Linda is out of town. Had a few that have booked and then cancelled. Calendar on website is working out well.

Communication: Can do email blast to get info out to members quickly (through our website administrator). Jill will create a Facebook page for LVPOA. Our website administrator will put together newsletter if we provide her the info. Info to be included in email blast: newsletter; pool info – clean-up date, opening date, hours of operation; garage sale date; friendly reminder about trash/trailers.

Member Services: Linda Pegg has volunteered to handle pet stations and also volunteered to meet and greet new neighbors. Jacqueline will send her info on home purchases when she is alerted by the title company.

- Do we want to have a garage sale this year? Usually do this in May. Didn't do one last year. Kari will find out when Spring Creek & Ravenwood are doing theirs so we can piggyback off their dates.

New Business

- We've received some complaints about people leaving their trash receptacles out.
- Can send out a note if we have an address.
- Also have some neighbors with trailers in their driveways for extended periods of time, which is also against the covenant.

Next meeting will be in person, Monday, May 7, 7:00 PM.

Meeting adjourned: 8:22PM