

LVPOA
Board of Directors
August 10, 2020
Minutes

Meeting called to order at 5:59 PM by Connie Condict

Members Present: Connie Condict, Kari Brashers, Pam Vaughan, Tom Bauer, Ryan Nobles, Jill Fannin, Jacqueline Jadidian, Linda Strait

Absent: Ryan Nobles

Residents Present: Clint & Theresa Weidman, Sandy Igert, Patty, Richard & Becky Donaldson

Meeting held at Lakewood Village Clubhouse with social distancing and masks

Meeting started at 6:00PM

Call to order.

Jill Fannin confirmed as a board member filling Shannon Russell's vacancy (1.5 years remaining in term). Motion by Jacqueline to accept seconded by Pam.

Resident issue: Sandy Igert shared that two trees on common ground are extending over her home and placing her home, Clint & Theresa's home, and Patty's home in danger. Trees were trimmed 2 of past 6 years. Theresa questioned why we aren't trimming regularly. In the past they've prioritized and done some tree maintenance every year. Kevin should have the prioritized list. They wouldn't mind if we got rid of the tree altogether. It doesn't provide any benefit to their properties. Clint also mentioned a large pine that is really out of control near their property.

Connie shared that we've paid \$900 so far this year on tree removal. Asked about the list – Connie was not aware of a list.

Connie would like to have some guidelines on tree-trimming.

Residents questions why we lowered the budget by \$1,000 last year.

Tom shared that he has found a tree company that will do tree service for us. He is a certified arborist. In regards to Sandy's bids – those were to crown the trees and clean up on both sides. Tom would rather just take care of the problem areas and then reevaluate our budget for next year. Need a list from all residents that have a concern about trees so that we can address in priority order.

Connie asked if the residents present at the meeting would be willing to form a committee to recommend a consistent approach to evaluate and prioritize. Patty said she could help with this effort but can't walk the grounds. Connie will contact her to help us when we're ready to draft up a policy.

Tom will work on putting together a list and get arborist out by end of week to give us an estimate. Will ask for estimate of full area. Will inform the board and send out email with details.

Minutes from June 8, 2020 meeting approved via email.

FINANCE COMMITTEE REPORT: Jacqueline Jadidian

Financial Report reviewed and approved. Jacqueline reviewed highlights with the board, including dues received and list of late.

Discussed charges to Buster Crabbs – will be a lot of expenses in pool section showing up in the August budget that just haven't come out yet.

Pool income \$375 short of budget.

Jacqueline will contact Edward Jones tomorrow. Jill made a motion to move \$16,000 for the rainy day fund from the operating account back to an Edwards Jones FDIC insured account. Seconded by Jacqueline. Motion passed.

All voted to accept financial report.

NEW BUSINESS

Connie asked if Board would prefer to move the meeting back to 7:00 PM instead of 6:00 PM. Everyone agreed 7:00 works better.

Still need to fill Eric Gatewood's vacancy. Be thinking about people that might be interested.

Need a new property owner information packet. Pam volunteered to put something together. Will pull from directory and website and put it together. Jacqueline offered to help if needed.

Jill volunteered to help, as well.

POOL

Pam: Since Buster Crabbs is cleaning twice a week now we don't need to worry about purchasing an automatic vacuum. Volunteers do have to go down every morning to put in chlorine tabs and prep for the day, which hasn't been a big deal this year with limited travel due to Covid. But we really need to think about hiring this done next year.

We really need something around the pump – like some fencing – for safety. Chemicals are locked up now. Connie suggested we get bids for different options, and also a bid for fencing around the trash cans.

Connie will check with Buster Crabbs to see if they know of any pool management people/companies we might be able to reach out to for possible help next year.

Talked about need to evaluate policy on associate members next year – fees, limitations, maybe charge

by size of family.

Adult swim time has been utilized, but there are other residents that complain about having the adult swim time.

CLUB HOUSE MAINTENANCE – Connie (on behalf of Ryan)

Basement floor cleaned and looks great.

Chemical storage in place.

Need John Wayne HVAC summer inspection. Connie will check with Ryan.

We had budgeted for shades upstairs but is suggesting 2 inch white faux-wood cordless blinds instead (more economical). \$310 to buy plus tax & installation. Everyone agreed for Connie to go ahead and purchase these.

Connie is also going to ask Ryan about possible damage to roof – do we need to have it evaluated? Jill recommended Hunter Roofing. They were fast and it was all virtual.

Kari mentioned clogged toilet in men's room on Friday night. She fixed it but wanted people to be aware of the issue.

COMMON GROUNDS MAINTENANCE - Tom Bauer

Replaced dog poo bags in two of three dispensers.

Will get with tree company next week.

Connie requested – as we look forward to 2021 – we put together a list of what we want done and how often and give it to Purvis and a few others for a new bid for 2021. For example, mow every week in September & October – but may not need this. Not mowing in November – but may need to. Could get more explicit on exactly what we want them to do when. Need to get pricing together in a couple of months. Last time this was done was 2017 so probably time to reevaluate.

TENNIS COURTS & PLAYGROUND – Jill Fannin will be new committee head. Talked about a few minor maintenance items. Some grass coming up through mulch and lights out on tennis courts. Connie will send Jill contact info for Purvis to see how much they would charge. Need to investigate the problem with the lights. Maybe reach out the electrician that is going to be doing other clubhouse work in September.

Jacqueline asked if we have a list of vendors that have done various services. Connie said we do not, but it's a great idea to start one. Will send an email to solicit info from board members.

Will look into pickle ball courts for next year. Had a few people interested, but no time to do it right now. Will send out a survey to members in the Spring.

ARCHITECTURAL CONTROL COMMITTEE - Ryan Nobles – no report.

COMMUNICATIONS – Jacqueline. No Report.

Glenda Deason – dog owners not picking up after their dogs. Requested another reminder to residents

to clean up after their dogs. Connie knows which kids it is and will speak with them.

SOCIAL & GARAGE SALES - No Report.

CLUBHOUSE SCHEDULING – Linda: One party on the books for August. People have been doing good about distancing, masking, and cleaning. Still getting calls from associate members wanting to use the clubhouse. If we're going to allow for associates we need to have firm guidelines and make sure we think it through.

NOMINATING COMMITTEE – No Report.

AUDIT COMMITTEE - No Report

Connie suggested that we combine some committees: Social, Garage & Welcome committees and just call it Member Services.

Meeting adjourned at 7:35.

Next meeting will be September 14, 2020, at 7:00PM.