

LVPOA Agenda

December 6, 2021

7pm

Present: Cliff Rawley, Randall Smith, Jill Fannin, Tom Bauer, Linda Strait, Kari Brashers, Lewis Holleman

Not Present: Jacqueline Jadidian

Guest: Steven Bard

Call Meeting To order 7:02PM

November minutes approval: Lewis made a motion and Randall seconded. Motion carried.
November minutes approved.

Reports:

Finance---Jacqueline/Linda (7:03)

November Financial Review: We currently have only one homeowner that has not paid a late fee. The homeowner that had a lien and significant outstanding dues/fees have sold their house and they paid the outstanding balance during closing. The lien has been released by the title company.

American Family Insurance – we had to pay \$945 instead of the original amount they billed us for, which was \$2,250. When we had to make a claim in August, AFI did an account review and noticed that our umbrella term ran at the wrong date while the other two policies ran at the same date; it was originally June 2021-June 2022, but underwriting had to change it to November 2021-November 2022 so all three policies matched. The \$945 is a pro-rated amount.

Lewis made a motion to approve the November financial report. Jill seconded. Motion carried.
November financial review approved.

2022 Budget Explained:

After our October board meeting, I discussed with Marinel our changes, and she provided me her input. If you have the 2022 Budget in front of you, I'll explain the changes...

Pool Associate Members Fee: We increased this to \$8,750 because we will charge \$350/family capping to 25 families. This increase will practically cover most of the pool expenses from Buster Crab.

Interest Income: We decreased this from \$50 to \$15.

Bank Service Fee: We decreased this expense from \$100 to \$60.

Office Supplies: We decreased this expense from \$400 to \$200. Marinel bought more checks this year, so we should be good for 2 years.

Postage: We decreased this expense from \$500 to \$400.

Printing & Reproduction: We decreased expense from \$500 to \$400.

Trash Service: We increased this expense from \$17,600 to \$18,162. Due to Colwell's old address now having service again, the extra trash receptacle at the clubhouse, and wiggle room for price increase.

Utilities: We increased this expense from \$6,500 to \$7,000 due to pool heater and wiggle room.

Web Site: We decreased this expense from \$900 to \$750. Kylie charges \$300 twice a year, and for web domain renewal. If this needs to be increased a bit this can be done for 2023.

Social Committee: We increased this expense as a board from \$500 to \$1,200 per Teresa's proposal.

Line item Cul-de-sacs has been removed.

Tree/Limb Removal: We increased this expense from \$4,000 to \$5,000.

Mowing/Hauling: We increased this expense from \$12,950 to \$13,200. Purvis gives us the option in Jan/Feb. to pay the annual cost upfront to save a few hundred dollars versus paying monthly.

Open/Close: We increased this expense from \$2,500 to \$4,200. The associate members fee will cover this increase.

Pool Maintenance Contractor: We decreased this expense from \$3,000 to \$1,900. If we keep the pool open on schedule for 2022 as we did for 2021 we should not go over this amount.

Tennis Court Maintenance: We combined 2021's line items Tennis Court Lights and Pickle Ball Lines into one line item for 2022 with the total amount of \$3,610.18

As you can see with the changes the Budget Income/Loss is zero.

FYI Republic Services – Let me know if the mailbox has not been done, and I will reach out to our rep.

Communications: I asked Jill to create a Facebook post and Kylie to send an email blast of the Finance Chair vacancy for 2022. We only received one interest.

Common Grounds—Tom (7:17)

Tom didn't get a chance to meet with Sean this past month. We have \$2,100 left in 2021 for trees and will need \$2,400. Will need funds to cover. One tree must be removed – rotten on the inside and leaning. Need to get this scheduled soon. An ice storm could bring it down. Will get it done ASAP.

City will be fixing drain on Savoy court. When they get that done Tom will speak to them about doing the other two on Holiday.

Cliff spoke to the city. Scheduled to plant trees in cul du sacs in late February/early March.

Clubhouse Maintenance—Linda (7:20)

Roof was replaced, but there was some interior damage caused by the roofers who failed to check all the seals and allowed water to come into the building. They are in the process of repairing the interior damage caused by the leaks.

Pool/Tennis Courts/Playground—Jill (7:24)

Trying to find people to paint the pool. Two local companies – one didn't return call and the other wouldn't do a pool our size. Also called Midwest pool out of KC, and they're talking about it.

Tom took pictures of the bottom side of the diving board. It's in worse shape than the one they replaced. Shared pics with the group. Tom has contacted the company we purchased it from and is waiting for a call back.

Architectural Control—Cliff (7:27)

Diane Killian requested a form but her repairs have been delayed a bit so she hasn't completed it yet.

Followed up on a rental property with a leaf issue (Wornall).

Social Committee—Linda—discuss requests for use of clubhouse for regular events—cards, Quilting, etc.

Suggested guidelines:

A LVPOA member must be a member of the group and present at all gatherings.

No political or religious gatherings.

Alcohol? Clean up?

Jill will see if she can find some policies from other associations that we might be able to borrow from.

Not for commercial purposes – sales, etc.

New Business—

Plan annual membership meeting in January

Decided to do an open house again for 2022, similar to what we did in 2021, rather than a formal annual meeting. Reviewed letters and ballots. Provided feedback. Kari to update and send to Linda ASAP. Will go to Marinel by end of this week.

Meeting adjourned 8:18PM.