

**LVPOA Board Meeting
February 11, 2019**

Present: Teresa Weidman, Ariana Baban, Pam Vaughan, Kevin Bresee, Casey Robertson, Eric Gatewood, Shannon Russell, Connie Condit

Minutes to the January meeting will be approved at the March meeting

Architectural Committee - NA

Club House Committee- Eric Gatewood reported that Blinds Etc. will no longer honor their quoted price. The new estimated price they offered was roughly \$1,800 more than the original estimate. Benton Blinds is another viable option, their quote is for \$3,025 (similar to the Blinds Etc. initial estimate). At the March meeting there will be further discussion. -- Eric replaced light bulbs at the entry of the Club House. Eric confirmed that Terry Collier will be working to hire an electrician to address the light by the dumpster. -- As part of an ongoing maintenance plan, Eric suggested an HVAC company be contacted to run maintenance of the club house systems.

Club House Scheduling Committee - Ariana Baban confirmed she alone will be keeping the schedule book for Club House events. The book will not be passed around as it was in the past.

Common Ground Committee - Kevin Bresee reported that tree trimmers were paid \$250 for limb clean up.

Courts/Playground Committee - Kevin Bresee reported that the boulders, to be used to remedy holes in the lawn, will be delivered as soon as the weather allows. -- The board nominated Casey Robertson, who was then unanimously voted in as Courts/Playground Chair; Casey accepted the position. -- Teresa Weidman reported that there was some interest in adding Pickleball to the court.

Finance Committee - Connie Condit reported that second notices were sent to residents that have not paid 2019 dues. Connie researched to find good addresses for any returned mail she received, and remailed notices.

Long Range Planning Committee - It was suggested that this committee may no longer be needed.

Nominating Committee – NA

Social Committee - Pam Vaughan reported that she has some activities in mind and will be using the website to promote the activities.

Swimming Pool Committee - Teresa Weidman reported that she would like to move ahead with the new, commercial grade umbrellas for the pool. She will forward the \$3,000 invoice to Connie Condit who will then forward to the bookkeeper.

Web Designs - Eric Gatewood provided an invoice in the amount of \$671 for Connie Condit. The amount was previously approved and will be paid. Once paid, development of the website can begin.

Welcome Committee - Teresa Weidman reported to Pam Vaughn and Connie Condit that at the January meeting: Mike Dobbs requested a 2018 directory and new resident, Cheryl Sutton, requested information about the pool.

Meeting Adjourned.

NEXT BOARD MEETING ON MARCH 11, 2019.

3:12 PM
02/01/19
Accrual Basis

Lakewood Village Property Owners Association
Account QuickReport

As of January 31, 2019

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
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Guaranty Bank Operating

December 2018 checks cleared in Jan 2019

12/26/2018	11052	ATT	284131499	-94.51
12/26/2018	11053	City Utilities	5162100080	-5.55
12/26/2018	11054	Republic Services, Inc	Trash	-1,555.79
12/26/2018	11055	Tax Relief Center, Inc.	Nov	-325.00
01/07/2019	11057	City Utilities	5162100080	-348.61
01/07/2019	11058	Tax Relief Center, Inc.	dec	-429.5
01/16/2019	11059	Republic Services, Inc	Trash	-1,396.75
01/18/2019	11060	Purvis Lawn & Landscape, LLC	limb cleanup	-250.00
01/24/2019	11061	ATT	284131499	-96.63
01/28/2019	11062	Eric Gatewood	club house supplies	-12.60
01/28/2019	11063	Terry Collier	printing	-25.00
01/31/2019	e	Guaranty Bank	Bank Fee	-5.00

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Approved Budget 2019</u>	<u>January 2019</u>	<u>Year to Date 2019</u>	<u>Remaining Budget 2019</u>
Income				
Home Owner Dues - Current Year	73,320.00	38,525.00	38,525.00	34,795.00
Home Owner Dues - Prior Years	0.00	0.00	0.00	0.00
 Townhouse Maintenance Assessment	2,880.00	2,160.00	2,160.00	720.00
Townhouse Maintenance Transfer	-2,880.00	-2,160.00	-2,160.00	-720.00
 Pool Income				
Pool Associate Members Fee	6,000.00	0.00	0.00	6,000.00
Pool Rental Fees	0.00	0.00	0.00	0.00
Key Fob Income	0.00	0.00	0.00	0.00
Total Pool Income	<u>6,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
 Clubhouse Rental Fees	300.00	0.00	0.00	300.00
Late Payment Fees	200.00	0.00	0.00	200.00
Social Committee/Breakfasts	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Misc. Income	0.00	0.00	0.00	0.00
Interest Income	90.00	0.00	0.00	90.00
Insurance Settlement	0.00	0.00	0.00	0.00
Vending Income	0.00	0.00	0.00	0.00
Total Income	<u>79,910.00</u>	<u>38,525.00</u>	<u>38,525.00</u>	<u>41,385.00</u>
 Expense				
Administration				
Bank Service Fee	100.00	5.00	5.00	95.00
Entertainment	0.00	0.00	0.00	0.00
Dues & Subscriptions	0.00	0.00	0.00	0.00
Insurance	4,900.00	0.00	0.00	4,900.00
Insurance Repairs	0.00	0.00	0.00	0.00
Lien/Legal Fees	100.00	0.00	0.00	100.00
Office Supplies	400.00	0.00	0.00	400.00
Postage	500.00	104.25	104.25	395.75
Printing & Reproduction	200.00	25.00	25.00	175.00
Professional Fees	4,000.00	325.00	325.00	3,675.00
Trash Service	17,200.00	1,396.75	1,396.75	15,803.25
Utilities	7,000.00	348.61	348.61	6,651.39
Web Site	1,800.00	0.00	0.00	1,800.00
Total Administration	<u>36,200.00</u>	<u>2,204.61</u>	<u>2,204.61</u>	<u>33,995.39</u>

Lakewood Village Property Owner Association, Inc.
Budget Report

Clubhouse				
Capital Improvements	8,000.00	0.00	0.00	8,000.00
Repairs & Maintenance	2,000.00	0.00	0.00	2,000.00
Supplies	200.00	12.60	12.60	187.40
Social Committee	500.00	0.00	0.00	500.00
Total Clubhouse	<u>10,700.00</u>	<u>12.60</u>	<u>12.60</u>	<u>10,687.40</u>
Grounds				
Greenery/Landscaping	500.00	0.00	0.00	500.00
Playground	500.00	0.00	0.00	500.00
Repairs & Maintenance	500.00	0.00	0.00	500.00
Tree/Limb Removal	3,560.00	0.00	0.00	3,560.00
Supplies	100.00	0.00	0.00	100.00
Mowing/Hauling	13,750.00	250.00	250.00	13,500.00
Total Grounds	<u>18,910.00</u>	<u>250.00</u>	<u>250.00</u>	<u>18,660.00</u>
Pool Expense				
Capital Improvements	3,000.00	0.00	0.00	3,000.00
Chemicals & Supplies	1,300.00	0.00	0.00	1,300.00
Contract Labor	3,600.00	0.00	0.00	3,600.00
Internet/Phone	1,800.00	96.63	96.63	1,703.37
Open/Close	2,700.00	0.00	0.00	2,700.00
Repairs & Maintenance	1,200.00	0.00	0.00	1,200.00
Total Pool Expense	<u>13,600.00</u>	<u>96.63</u>	<u>96.63</u>	<u>13,503.37</u>
Tennis Courts/Playground				
Capital Improvements	0.00	0.00	0.00	0.00
Repairs & Maintenance	500.00	0.00	0.00	500.00
Total Tennis Courts/Playground	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>
Total Expense	<u>79,910.00</u>	<u>2,563.84</u>	<u>2,563.84</u>	<u>77,346.16</u>
	<u>0.00</u>	<u>35,961.16</u>	<u>35,961.16</u>	<u>-35,961.16</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC

January 31, 2019

ASSETS

Current Assets

Guaranty Bank Operating	37,789.00
Edward Jones CD	20,000.00
Edward Jones Money Market	8,181.97
Edward Jones - Townhouses	11,387.52
Edward Jones - Market Value Adj	-3.62

Total Bank Accounts	<u>77,354.87</u>
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Accounts Receivable - Prepaid	0.00
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Total Current Assets	<u>77,354.87</u>
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Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	<u>11,387.52</u>
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Total Liabilities	11,387.52
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Equity

Accumulated Equity	27,846.19
2019 Net Income/Loss	<u>38,121.16</u>

Total Equity	<u>65,967.35</u>
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Total Liabilities & Equity	<u>77,354.87</u>
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