

## **2020 LVPOA ANNUAL BUSINESS MEETING**

**Monday, January 27, 2020**

Many residents met prior to the meeting and enjoyed a catered meal, thanks to the Social Committee. After the determination of quorum (40 plus were in attendance) the meeting was called to order by Kevin Bresse at 7:02pm.

The 2019 Board members were introduced.

A Motion was made, seconded and carried to approve the minutes from the 2019 Annual Meeting

Committee Reports:

### **Finance Committee Report (2019 Fiscal year) was presented by Chairperson Connie**

**Condict:** The finance committee continued to work with the registered agent, Marinel Hopkins at Tax Relief Center to improve collection of dues, timely bill paying methods and complete financial reports. Connie confirmed that in 2019 Late Fees increased. \$1,610 in late fees were collected from property owners as of November 31st. Currently we have only one property owner that has not paid the second half dues for 2019. One lien was filed for a property that is past due on fees, and one property owner is making payments to catch up their dues.

With the new website in place, property owners have the option of paying dues online using Paypal. All additional costs associated with online payments are paid by the property owner. By investing a portion of our funds with Edward Jones in money market and CD accounts we have earned \$439.81 in interest through Nov. 31st. The pool committee also earned \$10,755 from associate membership fees. This was \$4,755 more than budgeted.

Registered agent, Marinel Hopkins from Tax Relief Center explained LVPOA's not-for-profit status. She confirmed LVPOA would be subject to taxation due to "income" from the pool. LVPOA will pay approximately \$1,200.

Chad Gilmore reported from the Volunteer Audit Committee that the 2019 finances for Lakewood Village were reviewed by the committee and everything seemed to be correct and in order. Chad also commended the associate members for having 100% of dues paid in 2019.

**Pool Committee Report was presented by Chairperson Teresa Weidman:** Unexpected expenses plagued the pool again in 2019; we discovered one pump had to be replaced before the pool even opened. The second pump was not repairable and it was also replaced but this was approximately 10 days after opening and was the pump connected to the heater so the pool water was very cool the first two weeks after opening. Safety Shut-off valves were installed on both pumps. Pool gates were not working on opening day. This ended up being a programming issue with the security system and was corrected the Tuesday after Memorial Day Weekend. We had Buster Crabb service the pool twice a week all summer and the pool was clear and beautiful the entire summer.

Key Fob Applications will now be required annually. Fobs will not be activated until dues are

current and the application has been completed and returned.

The Board will work toward painting the pool house and making plumbing repairs in the shower. A request was made for a donated fridge for the pool house.

Concern was expressed that parties at the pool involving children are not always monitored. Residents were encouraged to contact the Pool Committee Chair and/or the police if there is a situation. Fobs can be suspended if it is necessary.

**Architectural Control Committee Report was presented by Chairperson Connie**

**Condict:** The Architectural Control Committee received 4 requests for Project Approval. Three of the requests were for fencing and one request for patio cover. All four requests were approved by the board. The Architectural Control Committee strongly recommends that property owners installing or replacing fence have a survey to determine accurate property lines. Surveys were completed for new fences at two properties in 2019 and in both cases it was discovered that the older or previous fences were not on the property lines. Homeowners frequently ask if the Architectural Control committee or board should approve exterior paint colors. The Lakewood Village CC&R's do not indicate that colors can be mandated by the board. - Colors are not restricted. Any exterior changes should be sent to the committee if you are changing the footprint. To change CC&R's, there is a legal expense, a vote has to be taken by HALF of all property owners, residents interested may join the committee.

**Common Grounds Maintenance Committee Report was presented by Chairperson Kevin**

**Bresee:** Purvis continues to mow the common grounds. The board voted that we will continue to use them in 2020. The committee also worked to have three large holes covered with boulders in the common area, pine trees in front of the club house trimmed, and fresh mulch added to the playground.

Kevin confirmed that brush piles from the common areas are to be hauled off once per month, per our contract with Purvis. Residents were encouraged to contact the Common Grounds chair if they have issues.

A special thank you was given to Jim and Debbie Akins for caring for the flower bed under the Lakewood Village sign.

**Clubhouse Maintenance Committee Report was presented by Chairperson Eric Gatewood:**

This year we entered a service agreement with John Wayne Heating and Air for biannual service. No real repairs were needed during the 2019 year besides replacing a fuse for one of the air conditioners. After much thought from the board members and many job bids we chose an option to update the window treatments in the great room. Before having the new roller shades installed the board decided to update the main floor of the clubhouse with wallpaper removal, new paint for the walls, fireplace and entry doors. In addition to paint, we also chose to upgrade the lighting in the great room and entry areas with LED lighting.

**Social Committee Report was presented by Chairperson Pam Vaughan:** Lakewood Village Social committee had a pool party June 14th. Music was provided by the band Kevin and Mike (yes, our Vice President Kevin Bresee). The event was well attended and everyone enjoyed the music, pool and potluck! Club house was organized for future events. We are looking for volunteers willing to submit ideas and help coordinate events to bring our neighborhood together!

A Resident reminded everyone that on the 1st Monday of every month at 6pm there is a group that meets at the Club House for sewing, quilting, etc...

**Election of Board of Directors:** Unanimously, it was voted to accept all proposed candidates: TOM BAUER, KARI BRASHERS, CONNIE CONDUCT, JACQUELINE JADIDIAN, RYAN NOBLES, LINDA STRAIT. Those in attendance introduced themselves.

**2020 Proposed Budget:** A Motion was made, seconded and carried to approve the 2020 proposed budget with the addition of a line item for tax payments (\$1200).

Open discussion included items for the Communications Committee to address in 2020. These items included a request to bring back a Newsletter and a Resident Directory.

**REMINDERS:** It is the property owner's responsibility to make sure that the board has the correct mailing address and contact information for the owner. It is the property owner's responsibility (NOT A TENANT) to make sure that dues are paid and that properties are maintained in accordance with CC&R.

When selling please make sure that the title company handling the transaction has the contact information for the LVPOA finance chairman AND that the finance chairman receives the name and contact information for the new owner.

Motion was made, seconded and carried to adjourn the meeting.