

## **2022 LVPOA ANNUAL BUSINESS MEETING**

**Monday, January 24, 2022**

Many residents came and brought their ballots, dues, and pool FOB forms. The meeting was called to order by Linda Strait at 7:15 pm. The following board members were present: Lewis Holleman, Randall Smith, Steven Bard, Tom Bauer, Jill Fannin, and Linda Strait.

Jacqueline Jadidian, Cliff Rawley, and Kari Brashers were absent.

December Minutes were approved by Linda and seconded by Randall.

Nomination Ballots were counted and over 10% of the required members voted to accept all of the proposed candidates.

The 2022 Board members were introduced.

### **Election of Board of Directors:**

Lewis Holleman, President  
Randall Smith, Vice President  
Kari Brashers, Secretary, the pool committee  
Steven Bard, Finance Committee  
Tom Bauer, Common Grounds Maintenance  
Jill Fannin, playground, tennis courts, pool  
Cliff Rawley, Architectural Control  
Linda Strait/Connie Condict, clubhouse maintenance  
Teresa Weidman, Social Chair, clubhouse/pool scheduling

In a review of December's financial report - all property owners have paid their dues in 2021. Anything that was owed has been paid. Utilities were over by \$251.00, mostly due to the heating of the pool through the summer. Utilities will most likely be higher this year.

Tree limb removal was over budget \$300 so we increased that budget for this year. This year the board has budgeted \$5,000 for that.

AT&T Protel costs were a little higher than expected because a full 12 months was not reflected on the report.

We have not received the invoice from ABC Roofing yet, slow in processing due to a change in insurance adjuster and negotiating additional expenses. The bill was \$2,000 over the \$13,000 original estimate due to some additional repairs. The carry-over line item amount from 2020 (\$2,697.18) will be used for a new breaker panel and the pool table-top glass repair (for 3 tables) which will take place in March 2022.

The garbage disposal had to be repaired in the clubhouse. A bid was made by Complete Electric to come out to replace a broken breaker panel for \$1,900. Linda also asked Complete Electric to change out all the fluorescent lights and convert them to LED for 18 fixtures, a total of \$980. This would come out of the Clubhouse Maintenance budget. This expense was approved by the board members present.

The lights on the front of the clubhouse have a timer that needs repair, Tom will look at repairing this.

Common Grounds report: Tom set up Purvis to mow for the 2022 year. The tree in the common area has a hole in it and needs to be taken out and is leaning towards home and it's a hazard. Tom is looking at getting this one taken out which will be \$1,800. Tom is talking to the city again about the drains that clog on Holiday, two 4 ft. drains need to be placed there.

Tom will call Buster Crabb about what is going on with the diving board and have it replaced as well as having it taken off in the winter.

**2022 Proposed Budget:** A Motion was made by Lewis, seconded by Randall, and carried to approve the 2022 proposed budget.

The meeting was adjourned at 7:49 p.m.