

LVPOA
Board of Directors
June 8, 2020
Minutes

Meeting called to order at 6:00PM by Connie Conduct

Members Present: Connie Conduct, Kari Brashers, Pam Vaughan, Tom Bauer, Ryan Nobles

Absent: Jacqueline Jadidian, Shannon Russel, Eric Gatewood, Linda Strait

Meeting held at Lakewood Village Clubhouse with social distancing and masks

Meeting started at 6:00PM

Call to order. Minutes from May 11, 2020 meeting: Reviewed and approved via email prior to the meeting.

Jacqueline Jadidian, Eric Gatewood, and Shannon Russel have resigned from the board due to other obligations. Connie will reach out to see if they might be persuaded to fulfill their terms through the end of the year to allow us time to find replacements. If not, we will need to recruit some new board members as quickly as possible.

FINANCE COMMITTEE REPORT: Connie Conduct on behalf of Jacqueline Jadidian

May Financial Report reviewed and approved.

Dues:

- Late fees outstanding for one property. All in agreement that fees must be paid. Ryan will send a certified letter stating amount due. Note that the fees not paid were because the payment was submitted via PayPal. This is not a charge from LVPOA – it is to cover the expense charged by PayPal when members choose that method of payment. If we don't collect the additional charge to cover the PayPal fee from the payor, we'd have to pay those fees out of LVPOA revenue. To avoid paying charges from PayPal, neighbors should select another available payment method.
- July dues letters will be sent this week to those members that didn't pay annual dues in full. Deadline for final payment is August 1.

Late fees and administrative policy:

- When late fees are not paid for 90 days, a lien will be placed against the property until fees are collected in full, trash service will be discontinued, and key fobs issued to the household will be deactivated preventing access to pool.
- A suggestion was made to specify handing of late fees in the by-laws the next time they are updated.

Miscellaneous Expenses:

- Ryan asked about payment to All Clear. Connie hasn't seen an invoice from them yet. Ryan will follow-up.

POOL

Swimming Pool Maintenance: Tom Bauer

- There was some confusion regarding holes that need to be drilled in the repaired base of the diving board. Tom will contact the appropriate parties to get the diving board installation completed.
- Connie & Pam have been cleaning and maintaining the pool and pool house on a daily basis. Two filters are backwashed every night, and pool is shocked once per week. Bathrooms are cleaned, trash taken out, and other general clean-up is required daily. Discussed budgeting for someone to manage the pool facilities next year, as this is a lot to ask of volunteers.
- Discussed possibly purchasing a "dolphin" automatic pool vacuum, at the advice of Buster Crabbs. Roughly \$800. The group felt we probably have room in the budget to support this. Connie will look into this further before making any purchases.
- Discussed number of lounge chairs on the deck. Board was okay with pulling out more chairs if needed to accommodate number of guests. Also discussed use of upper deck. Decided to leave it as is.
- Agreed we need to consider safety enclosure for pool controls and fencing around trashcans for next year's budget.

SWIMMING POOL OPENING, GREENE COUNTY GUIDELINES, POOL RULES UPDATE - Connie Condict –

Discussed revising pool hours to allow time for lawn maintenance and pool maintenance on Monday mornings, delaying the opening of the pool to noon. Andrew with Buster Crabbs said that if people have already been swimming in the pool when they get there to clean, they can't do as good of a job because the debris at the bottom has been churned into the water. If we can keep the swimmers away until after they've done their Monday cleaning, our pool will get a better cleaning and water quality will be better. The group agreed this was a reasonable request, especially since that timeline includes the time that the mowers work on the enclosed lawn area around the pool. Will adjust pool hours to open at noon on Mondays.

We received a complaint about the pool being overcrowded. Under the present circumstances, people are going to have to determine for themselves whether or not they feel comfortable in any situation where people are gathered together. The board does not feel it is appropriate to try to police the pool area and ask people to leave when the pool reaches a certain level of capacity. This is a private facility, and we are all responsible for our personal safety. Members should not enter the pool area if they feel people are not practicing social distancing, or feel it is an unsafe environment in the present pandemic situation.

All is going well with new key fobs.

Talked about after hours access to the pool. Fobs should not work after 9PM on weeknights or after 10PM on weekends. If you're in charge of cleaning up the pool for the day, please make sure people are

observing these hours.

POOL PARTY POLICY UPDATE & SCHEDULING – Connie Conduct on behalf of Linda Strait. Associate member (not a neighbor – but an individual that purchased a pool membership) asked if they could have a birthday party in the park area and let the kids from the party swim in the pool. Since the park area is designated for Lakewood Village residents only, the board did not approve this request.

CLUB HOUSE MAINTENANCE - Ryan Nobles

Basement breaker box repair will require the pool to be shut down, so will be delayed until fall.

All Clear moved trim around the faucet, capped the drinking fountain, and replaced the broken shower head.

Ryan will assemble the pool chemical box and get that in place.

Connie asked for recommendations for someone to clean the basement floor. No one had any recommendations. Also mentioned that the lock on the sliding door to the club house is in need of repair. Ryan will investigate.

COMMON GROUNDS MAINTENANCE - Tom Bauer – Tom got a quote of \$1,000 from Certified Lawn for removal of lawns from recent storm. Will also get quotes from Ryan's Tree Service and Purvis.

Complaint Calls – Property owner requested that LVPOA have limbs over his house trimmed. Trunk of tree is on LVPOA common area. Board declined this request. Many branches from trees in the common area extend onto neighborhood properties. If the POA accepted responsibility for all tree limbs extending from common area trees we would have to significantly increase dues to cover that expense, which would place an undue burden for property owners not located near common areas.

Tom will talk to Purvis about some limbs that need to be picked up in the common area.

TENNIS COURTS & PLAYGROUND – Eric Gatewood and Craig Russel put up the volleyball net in the playground area. It is getting a lot of use.

ARCHITECTURAL CONTROL COMMITTEE - Ryan Nobles - basketball goal in Adolphus cul-de-sac. Board did not request any action be taken.

Neighbor on Boone Ct. called about lawn that has not been mowed, debris & trash in lawn, gutters full of limbs. Ryan will send a certified letter.

Member complaint – a member authorized a vehicle to drive through another member's yard to collect limbs from their back yard. The board kindly requests that our LVPOA members practice the neighborly courtesy of asking permission before crossing a neighbor's property line when doing any sort of construction or lawn maintenance that might require large vehicle to pass through someone's lawn.

Member complaint – property owner placed a pile of limbs in the common area that were originally cut from her lawn. Ryan will get in touch with the property owner and ask that pile of limbs be removed from common area.

COMMUNICATIONS – No Report.

SOCIAL & GARAGE SALES - No Report.

CLUBHOUSE SCHEDULING – No Report.

NOMINATING COMMITTEE – No Report.

AUDIT COMMITTEE - No Report

Meeting adjourned at 8:05

Next meeting will be July 13, 2020, at 6:00PM