

LVPOA

Meeting Minutes June 10, 2021

Meeting called to order: 7:01PM

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

Not Present:

Approval of minutes from May 10, 2021 meeting:

Motion to approve: Louis

Second: Jill

Financial Report Review (Jacqueline)

- One homeowner hasn't paid dues or late fees and not responding to letters. Not receiving trash service.
- 2nd half year dues invoices should be mailed any time (mid-June)
- 4 homeowners still owe late fees from first half
- AT&T invoice was higher for May b/c we didn't receive April invoice. May is just double.
- Paid American Family for annual insurance amount.
- Pro-Tel invoice reflecting system repair was decreased since they never responded or came out.
- Missing 3rd invoice from Pro-Tel for extra key fobs. May have been June. Jacqueline will check with Marinel.
- Mulch was moved to playground as requested. \$16 over.
- Tom scanned and sent tree removal invoice \$700.
- Haven't gotten an invoice from Buster Crabtree yet.

Motion to approve: Cliff

Second: Randall

Committee reports and discussion

Pool Committee Report (Jill):

- Add associate membership applications to website next year. Need to tweak application to include email addresses.
- Discussion on how and when to open application process.
 - Post at first of year and remove when all memberships are spoken for. First come/first serve.
 - Two former members really wanting consideration for exception to join this year. Board decided it just wouldn't be fair due to overwhelming

number of people that had to be turned down for membership this year.
Will make sure checks are returned.

- How to handle fobs from families that have moved or members who don't renew
- Will need to order more fobs – we're out again.
- Suggest ordering 40 at beginning of season next year.
- Jill is going to post some of the extra pool furniture in the garage for sale on marketplace.

Common Grounds (Tom):

- Tree clean-up: Thank you to Gary Smith for helping with tree removal. Thank you to Tom, Jacqueline, and Jill for cleaning up limbs and debris after storm.
 - Most got cleaned up. A couple more things Tom wants to discuss with Purvis.
 - Pine tree at the entrance is about dead. Will get Sean's opinion about removing along with the other two that are showing signs of dying.
 - Have some stumps that need grinding as well.
- Mulch on playground: Had a little more than needed if want to move some around sign. Tom suggests spending about \$100 each year to keep mulch in good shape so we don't have such a big expense in the future.
- Tom fixed bolt on playset and checked the set for any other problems. Asked that others keep an eye out for anything that looks dangerous.
- Disc golf idea nixed for green space.
- Possible future considerations to encourage community gatherings:
 - Horse shoe pit
 - Additional picnic tables/grills
- Jill suggested a poll on the FB group for ideas.

Clubhouse Maintenance Committee Report (Randall)

- HVAC reports, bids and discussion
 - Spring maintenance May 20. Unit on East half is in good operating condition. Unit on West half has a hole in evaporator coil. 35+ years old. Designed to hold about 15 lbs of R22, and had about 3 lbs. Could gas it up (\$1,000) but will likely just leak out.
 - Randall met with each HVAC company we'd spoken with on maintenance contract for a bid on a new unit. Bids are all in. Range from \$7K to \$12K. 16 seer units are more efficient, but since we don't run it that much might not be justifiable. Board agreed standard efficiency is best option. All include 10 year warranty.
 - Linda made a motion to go with Knight bid standard efficiency unit for \$7,626.
 - Tom seconded but asked that we check to see if financing is a possibility. Randall will inquire with Knight.
 - All were in favor of accepting Knight bid. None opposed.

Architectural Control (Cliff)

- Results from letters that were sent out
 - One man responded about motor home in his driveway and he's hoping to sell it soon. Needs another week to 10 days. We trust that he's working to address it.
 - Others have taken action, as well.
 - Still several trash cans being left out in front of homes.
 - Basketball goal is going to be moved but they need to figure out how to do it. Working on it.
 - Randall shared that the actual neighborhood covenant doesn't specify what's required for trash receptacles. Shouldn't be able to see it from the street. Suggested we include a statement in the newsletter asking people to keep their trash receptacles out of sight.
- Desiree Sanders asked for approval for construction of a fire pit. We consider this landscaping and don't see a need for official approval, but no one had any concerns and signed off on her request.

Tennis Court Committee Report (Jill):

- Surface repair: Done. \$1300.
- Request for contract for next year maintenance? Jill will get on their schedule.

Clubhouse Scheduling (Linda):

- Kay McKlellan has been maintaining and watering landscaping in front of clubhouse. Jacqueline will send a thank you note.
- Had our first pool party this weekend and it was a success. Had some graduation events. One event scheduled in August.

Old Business:

- Tom's pancake breakfast went well. About 40 attended. Great time.

New Business:

- Cliff recommended that we look at doing something like the "National Night Out" that we used to do at the clubhouse. August 6.
- Neighborhood block parties?
- Email blasts – Kylie can send out email blasts to members. Just let her know exactly what you want the message to say.

Next meeting will be July 12, 7:00 PM at the clubhouse.

Meeting adjourned 8:06PM.