

## LVPOA Minutes

### Board Meeting June 13, 2022

**Present:** Lewis Holleman, Linda Strait, Teresa Weidman, Tom Bauer, Jill Fannin, Connie Condict

**Absent:** Steven Bard, Cliff Rawley, Kari Brashers

**7:00 PM: Meeting called to order by Lewis Holleman**

### Review/approval of minutes from May 9, 2022 meeting

- Teresa made a motion to approve the minutes from last meeting.
- Linda seconded.

### Finance Committee Report – read by Lewis from Steven’s written report

- \$1,750 in dues collected in May.
- Additional due collected June 1st - 10th leading to less open account receivable.
- LED lights for tennis courts were paid for out of the Edward Jones Money Market Account, therefore are not a line item in this year’s operating budget.
- Still need a broken down report on townhome accounts receivable, it looks there are \$720 of outstanding dues.
- There is an error on the Balance Sheet, page 3 – \$25 should not be on Account Receivable and should be moved to Key Fob Income under Pool Income.
- Account Receivable past dues:
  - One member had a late notice hand delivered and still hasn’t paid.
  - Another member did say he would get it paid, the bill was going to the wrong address.
  - One member is a rental and Steven has reached out to the Property Management Company that he received from the current tenant when he knocked on their door.
  - Another rental was noted. Steven has reached out and left a voicemail with his son who owns and manages the property for his dad. He had paid \$400.70 for the year so he is not late, but will need the remaining amount paid for accruing second half POA fees.
  - One member had a bounced check. He is working on fixing this.
  - Two members are asking about full or partial waive of their late fees because both their invoices were being sent to the incorrect address. Lewis will find out more about these specific situations and it will be addressed at the July board meeting.
- Trash service: LVPOA will not be charged by Republic Trash for the trash they have been picking up that was supposed to be held due to home owner dues not being paid. There was some confusion getting the trash held, but as of 6/13/22, these homeowners should not have had their trash picked up.
  - Republic trash needs updated info for all our properties to ensure direct billing for additional containers and recycling goes to the proper person. Steven will work with Marinel on trying to get that to them by the end of the month.
  - Tom made a motion to approve the Finance report, Linda seconded.

## **Communications Committee Report - Steven's written report read by Lewis (7:20 p.m)**

- New Homeowner's Welcome Packets:
  - The current board member names need to be in this welcome packet as past board members are getting calls from new homeowner's.
  - Lewis will print a new page for this welcome packet and have copies made before the July meeting and make sure they are given to the correct homeowners.
- The minutes from April and May are missing on the LVPOA website. Lewis will make sure these go on there.
- Jill will email Kylie and make sure Teresa's email is correct and add Tom's for the eblasts that go out. This is an updated list maintained by Kylie.

## **Pool Committee Report – Jill (7:35PM)**

- 4 families came to help with pool clean up day on May 15 - THANK YOU!
- New diving board is installed and all homeowners are keeping watch to make sure rules are followed - only one person on board at a time and 250 lb. weight limit.
- Only one issue at the pool so far with a neighborhood boy climbing the fence and another jumping off the diving board block and removing the caution tape. Calls were made to the parents by Jill and this won't happen again.
- The vending machine was installed by Happy Trails vending and is being filled by them as well. As long as they are selling products, they will keep the vending machine in the clubhouse for the season.
- All pool memberships are sold out for the summer, however Jill and Lewis have had several calls about people still wanting memberships. Jill recommends next year we increase the number of members to 30 and increase the seasonal fee to \$400. This will help cover the costs of repainting the pool, which will need to be done soon. This will be discussed again after the new year.
- We have already had to buy a new rope from Buster Crabb because it has been breaking frequently. Jill asked that the homeowners please keep watch that no one sits on the rope please.
- Anchor fence fixed the hinge on the west gate last week, which was broken. This cost \$300. Jill hasn't received the invoice yet. Jill would like to look at adding \$3,000 to the budget for 2023 to replace the plastic hinges on the pool gates with metal, which would also be self-closing.

## **Tennis Court Committee Report – Jill (7:50PM)**

- Jill checked on the overcharge from Gerald Perry and it was determined that they are charging \$1/sq ft of crack filling and we had 1650' of cracks filled. However, this only needs to be done once per year instead of quarterly, so we are still within the budget of tennis court maintenance.
- New LED lights are working great!

## **Clubhouse Maintenance Committee Report – Linda/Connie (7:52PM)**

- Tom fixed the faucet in the bathroom.

#### **Clubhouse/Pool House Scheduling – Teresa (7:54PM)**

- Several activities/parties are booked for the end of June and July and Teresa will give Jill a new print out to place on the pool bulletin boards.
- It was clarified that if a homeowner owes late fees on dues, they should not be allowed to schedule parties at the pool or clubhouse.

#### **Social Committee – Teresa (7:56PM)**

- We are planning to have a band and neighborhood cookout on July 23.
- National Night Out activity is in discussion.

#### **Common Grounds Committee Report – Tom (7:58PM)**

- Tree next to the Walnut Tree in the commons area has some dead branches. Tom is going to take care of it.
- Playground equipment – Tom and a couple other neighbors repainted on May 14. It looks very good and the neighbors are grateful for the refresh.
- The common grounds between Lewis and his neighbor has a dead tree that Tom will look at.

#### **Architectural Control – Cliff (report read by Lewis at 8:00PM)**

- Island update – Cliff has been in touch with the city about these and is waiting to hear back.

#### **New Business (7:48)**

- Lewis has reported the trailer located on Barcelona Street to the City. Our bylaws do not cover streets, only properties, so this is a city matter. They are sending police out to this homeowner to have it moved.
- There is an RV illegally parked on Regency Street. A letter will be sent to the homeowner by Steven or Lewis regarding getting this moved.
  - Lewis will call Kevin Breese about both of these matters as he is concerned that nothing is being done.
- Associate Pool Membership - why are there 5 outstanding member association fees still to be collected when we are sold out of memberships? Are the rest of these deposits delayed in being reported on our finance report. We are asking Steven to look into this.

#### **Old Business**

- None

**Tom made a motion to adjourn and Teresa seconded (8:01PM).**