

LVPOA Minutes

Board Meeting June 8, 2026

Board Members Present: Diane Killion, Cliff Rawley, Matt Forir, Terry Guengerich, Kayla Reed, Brenda Ferris, Pam Mueller and Sharon Leathers

Board Members Absent: Tom Bauer

7:(00) PM: Meeting called to order by Matt Forir

Review/approval of minutes from May 11, 2026 meeting

- **Motion to approve Brenda.**
- **Second Sharon.**

Finance Committee Report – Diane (7:00)

- We are down to 5 people that still need to pay their first half of the year dues and additional 4 people that have paid, but still owe for late fees.
- Wanted to make everyone aware that the deductible for the AC claim went under the clubhouse budget.
- Motion to approve Terry.
- Second Pam.

Clubhouse Scheduling – Brenda (7:02)

- There was 2 rentals in May for the clubhouse and 1 for June. There was one pool in May and there is one scheduled for June.
- Kayla will help with the June rental while Brenda is unavailable during that time.

Social Committee – Kayla (7:07)

- Kayla inquired about the prior pool/cookouts as she works on a possible cookout for this year.
- Halloween was discussed and the possibility of doing the trunk or treat as discussed in the past.
- It was suggested that we could schedule some kind of craft or game night for the members of the association.
- Cliff shared that 80 people attended the pancake breakfast. We received \$78.00 in donations that will be given to the Christian County Sheriffs Office for the Fallen Deputies.

Welcome Committee – Sharon (7:16)

- Sharon has made some updates as to the items that she would suggest putting into the welcome folder.
- Sharon inquired about the CPA needing the emails of the residents. We advised that Marinel could send the packet out by email if a resident inquired about not obtaining it at the last minute. It was also stated that they don't have to give their email address.
- Sharon will present her welcome packet to the committee at next month's meeting for review as to any changes or approval.

- The updates to the website were inquired about. It was advised that Lewis has been asked to change the board member page to say 2026, to take Jacqueline off and to fix Sharon's phone number.
- It was asked if the minutes are going to be put on the website. I advised that I send them to Lewis to add, but will follow up on that.
- It was also inquired about the \$400 fee that is paid for the website and what that is for. It was advised that any website requires a yearly fee to be maintained and that is what it is for.

Clubhouse Maintenance Committee Report – Terry (7:25)

- After reviewing the roof, they believe that we need a siding guy to fix the issue that is allowing squirrels to get into the clubhouse.
- Terry advised that keys to all of the doors have now been handed out.

Communications – Kayla (7:32)

- Kayla share that she obtained some information as to what other HOA pools are charging for membership and for additional people to be brought to the pool and she shared that information. It was advised that those pools have lifeguards who work the pool and collect those additional funds.

Architectural Control – Cliff (7:37)

- The only person left who was wanting a fence, is no longer wanting the fence.

Pool Committee Report – Pam (7:38)

- Pam shared that she was told that people are throwing the tabs to pop cans into the pool.
- Two umbrellas have been broken. Terry has donated one and Brenda said that she will donate another one.
- Pam's husband fixed the lounge chair that needed a screw.
- Brenda has been brining water and ice pops, but due to people not paying, if there is no money to do so, she will not purchase more. It was suggested that we ask for donations of those items.
- We currently have 33 associate pool members.

Tennis Court Committee Report – Pam (7:45)

- The timer for the courts has been fixed and working properly.
- The courts are being used at all hours of the night.

Common Grounds Committee Report – Tom (7:48)

- Nothing to report as Tom was absent.

Old Business (7:48)

- We discussed the need for the cameras again. Cliff has asked that the board members please email him with what they think the camera/security system should do.
- We also discussed that the internet will need to stay active with whatever camera/security system we do decide to go with.

- The doors to the whole clubhouse have been rekeyed and those keys have been passed out.

New Business (7:57)

- The hot water heater is on its last leg. We have a bid for \$1,420.00 which include the tank and the install. The current tank is not up to code. The install would also get it up to code. While it does need repaired, we are hoping that it gets through the summer so that we can look at the budget for replacement. Terry and Gary will look to see if it has a shut off in case it would malfunction and need turned off.
- It was discussed whether other board members could have a debit card to obtain things for the clubhouse/pool. Guaranty Bank told us that only the signers that are on the account can have a debit card. It was advised that my card could be obtained for usage as needed.
- A deadbolt for the patio door upstairs was discussed.
- A lock on the door downstairs was also discussed again.
- The door in the basement to the upstairs is only supposed to be able to be locked and unlocked from the upstairs side. Terry will look into this as Brenda advised that she found it open one morning.
- The discussion of possibly increasing the rental fees is to be revisited as that will need a full association vote for approval.
- The traffic issues were discussed again. Cliff visited with someone from City Council who advised that they only observe people speeding on Holiday between 5 pm and 6:30 pm the majority of the time. To be considered to be speeding, they must be going 10 mph over the posted speed. The City Council person did advise that they will send an officer to observe a little more often. They will not install a speed bump.
- It was asked if there are any grants available for fixing up the tennis courts. They are still awaiting an answer on that question.

Meeting adjourned (8:20)

- Motion to adjourn Matt.
- Second Brenda.