

## LVPOA

### Meeting Minutes March 8, 2021

Call meeting to order: 7:02PM

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

Approval of minutes: Lewis motioned to approve the minutes. Cliff seconded. Minutes approved.

#### February Financial Review – Jacqueline

We had one clubhouse rental fee which provided an income of \$30 for the month. We collected \$210 of late fee payments. Currently, we have 11 homeowners that owe late fees (excluding 2 homeowners that are listed on the AR page). On the AR page of the financial report that reflects homeowners dues/late fees we have one homeowner that has paid in March, one homeowner paid the half year dues but did not include the late fee, and one homeowner still owes the association from last year's dues as well as this year's (trash and access to pool/clubhouse have been suspended and there is currently a lien). The new homeowners that live at 4809 S. Mayo should only be charged for the association dues and not a late fee, which the financial report does not reflect; the title company did not give us the new homeowner's name, so our bookkeeper sent an invoice to the previous homeowners (they have a different address). I advised our bookkeeper to send an invoice to 4809 S. Mayo without knowing the homeowner's names and hopefully they will complete the invoice receipt when they pay the dues. I did receive an email from 2004 E. Holiday Street regarding not receiving an invoice via mail for association dues. I investigated it and found out our bookkeeper sent the invoice to the previous homeowners, so I told the current homeowners to pay the association dues and I would ask the Board to forgive the late fee. We need to vote if we will or won't forgive the late fee. Once we vote I will let them know via email of our decision. Currently, they have paid the half year dues, but are waiting to see if we forgive the late fee. The Board voted to forgive the late fee payment for the specific address.

The YTD and Remaining Balance looks incorrect for line item Mowing/Hauling for Purvis Lawn. However, our bookkeeper stated that the overpayment from last year of \$1850 must be listed for this year to make the accounting balance. Last month we agreed as a Board to prepay for the year, which saves us \$750. Technically we are not over budget by \$250 but are under budget by \$1600.

On February 16<sup>th</sup>, Board members Linda, Lewis and I went to Guaranty Bank to add our names to the operating account.

I have not received the invoice from the plumbing company that took care of the townhouses. Once I receive, I will forward to Edward Jones for payment.

Republic Services sent us an invoice reflecting an increase from the monthly rate of \$1452. After reviewing the invoice, I noticed we were charged for a bulk pickup in January at a specific address. I emailed our rep at Republic Services and he has removed the charge. FYI, there is one homeowner that has emailed the association and is not thrilled about Republic Services sending a separate invoice directly to homeowners. I explained our reasoning of why we decided at the end of last year for Republic Services to do this, and that this occurrence would be infrequent.

Trash at clubhouse has been enclosed. Someone has been putting construction trash in recycling receptacle. And someone dropped off old mattress and broken furniture. Any suggestions to fix this?

- Jill stated we can check with pro-tel to see if they can add another camera and add signage.

Dues 90 days delinquent if not paid by March 31—send notice to those unpaid?

- Jacqueline stated our bookkeeper sends out the notices and keeps track who is past due. Linda asked Jacqueline if we know of the current homeowners that are at the 90-day mark. Jacqueline stated that she will have to wait until the end of March to find out how many homeowners are left on the past-due list.

Kari motioned to approve the February budget report. Lewis seconded. Budget approved.

#### Committee reports and discussion

Architectural Committee – a homeowner asked Jacqueline in person about an approval for a shed. Jacqueline sent her an email in January about the request for approval application; she has not heard back from the homeowner. Linda asked Jacqueline if she would send the email to Cliff. Jacqueline stated she would.

Jacqueline also answered a question about a fence inquiry via our association email. She will forward the email to Cliff as well.

Pool—Check city/county guidelines for opening restrictions due to Covid

- Kari or Jill will contact city about any restrictions on opening. Plan to open May 22 and close Monday, September 6, Labor Day.

Contact Buster Crabbe for initiating contract/schedule for opening/weekly service

- Jill will call them to get this scheduled. They will show Kari and Jill how to do the maintenance.

Fob applications—give to Pam Vaughn as they come in

- Jill will learn how to do this so she can handle in Pam's absence if she travels this summer.

Associate members—discuss how to handle/quantity/screening

- Suggestion to limit to 25 households outside of the HOA.
- Raise the fee?
- Or add additional money for people with 5 kids or more? Price is \$325 right now, regardless of size of family.
- Jill made a motion to limit to 25 households at a cost of \$325 if paid before pool opening, going up to \$375 if they join later. Tom seconded. Plus \$25 for their FOB.
- Linda will get info posted to the website.
- Lewis volunteered to call families that had memberships last year. Linda and Lewis will do this.

Guidelines for hiring pool assistant/job description/pay

- Reviewed list of duties.
- Jill's family is willing to take this on as a summer job.
- Board approved \$15/hour for pool and pool house maintenance for the summer. Estimating 7 hours per week.

Tennis Courts & Playground

- Playground mulch needs to be done.
- David Brown is getting cost estimates for pickle ball courts.
- Tennis court lights still need to be addressed.
  - Jill will contact Gerald Perry company this week.

Common Grounds

Tree Policy: Cliff made a motion to adopt policy as presented. Jacqueline seconded. All members present voted in favor.

Playground mulch: \$500 budgeted for playground. Tom asked when we want to do it? Linda suggested May. Tom volunteered to do this with help from Common Grounds committee if needed.

Clubhouse Maintenance

Whiteboard on refrigerator of to-do list: A few things on there that need to be addressed. Asked for committee members to go in and take a look once in a while to address items listed.

Do we need a new contract with John Wayne? If so, Jacqueline needs to provide the discount coupon upon service. Jacqueline will get copy of coupon to Randall, and Linda will get a copy of existing contract to Randall.

Kari will talk to Joe Shirley (new neighbor) to see if he's interested in giving a quote for clubhouse heating and air service before we renew contract with John Wayne.

## Clubhouse Scheduling

Calendar is on the website so people can go in and see what's blocked off before they schedule.

Linda asked that we be thinking about pool party scheduling for 2021. Last year we suspended them due to Covid. Linda asked that we review the pool party policy and discuss in next month's meeting.

## Communication – Jacqueline

I asked Kylie, Website Administrator, to send an email blast to the association regarding the new officers for 2021/association updates, and she updated the Contact page, Neighborhood News page as well as added a Clubhouse Rental calendar on the clubhouse rental page. Also, gave the new homeowners at 1847 E. Holiday via email our website and email address for association information; they moved in March 1<sup>st</sup>.

## Member Services

Still need a board member

Ideas to generate a sense of community

## New Business

Discussed hours for pool. Will keep same hours as last year.

Lewis got a call when we had the big snow asking if LVPOA would clean out snow from cul-du-sac. We don't pay for this service, but anyone can call 864-1010 to request the city come plow or salt, but city doesn't guarantee it will get done.

Meeting adjourned at 8:02PM