

LVPOA
Board of Directors
May 11, 2020
Minutes

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

Members Present: Connie Condict, Kari Brashers, Pam Vaughan, Tom Bauer, Linda Strait, Shannon Russell, Jacqueline Jadidian, Eric Gatewood, Ryan Nobles

Absent:

Meeting held via Zoom Video Conference

Zoom Meeting started at 6:00PM

Call to order. Minutes from April 13, 2020 meeting: Reviewed and approved via email prior to the meeting.

FINANCE COMMITTEE REPORT: Jacqueline Jadidian

April Financial Report Overview provided via email in advance of meeting.

Revenue:

- Dues still outstanding for six properties. Since these payments are over 90 days late, services will be discontinued to these properties including trash pickup, use of pool and clubhouse.

Expenses:

- Greenery/Landscaping line item is now at \$1897 due to plants and signs purchased for the main LV signage.

Miscellaneous Expenses:

- Issued a refund for advance payment of dues at the request of a member.

POOL

Swimming Pool Maintenance: Tom Bauer

- The status on the diving board is the mounting bracket should be repaired within the next 2 weeks. Will contact Buster Crabbe today to see if the diving board has arrived and possible date for servicing the pool for opening day.

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

See Connie's email with updated guidelines

SWIMMING POOL GATE & FOB ACTIVATION - Pam Vaughan: Set activation the day before opening day so she can test to make sure it's working. Internet will remain active year-round. Several residents have not turned in forms for fobs. Will try to set up a date and put it in newsletter so people can come fill out a form and update their fobs. Have to be onsite to enter and activate. Tom asked where forms are at. Pam said they went out with first round of dues. Fob application is on the website.

POOL PARTY POLICY UPDATE & SCHEDULING - Linda Strait. A Pool Rule & Pool Party study group met on May 6th and provided board with proposed updated pool rules and pool party policies.

Board voted to adopt proposed rules & updated pool party policies with limitation of 15 pool party attendees and 2 hour party limit. Updated rules and pool party policies attached.

Board voted to suspend pool parties for the 2020 swim season due to COVID19 occupancy restrictions being imposed on community pools.

The board will act in accordance with all city, county and state COVID19 guidelines regarding the opening of the Lakewood Village pool and use of the clubhouse for group events.

Greene County and City of Springfield COVID19 guidelines permit pool on May 23rd, 2020 with limitation of 25 people or less depending on the size of the facility. The board is working towards opening the Lakewood Village pool on that date, but the actual opening date will depend on Buster Crabbe Pool Company removing cover, water safety & equipment working properly.

A newsletter will be distributed to Lakewood Village neighbors prior to pool opening day.

SWIMMING POOL ASSOCIATE MEMBERSHIPS - Connie Condict - Teresa Weidman will handle. Vote to continue associate membership fee of \$325/year + \$25.00 for extra key fob. Vote to limit number of associate members to 35 in 2020. All in favor.

CLUB HOUSE MAINTENANCE - Ryan Nobles

Connie mentioned shower repairs needed and asked for recommendations on plumbers. All Clear was recommended, but Tom felt they were a little on the high side. Good – but a little pricey. Reliable and quick to schedule. Service oriented. This should be a small job.

Replacement of Basement Breaker Box

- Quotes for replacement of 1 breaker box.
- Ryan recommends J & L Lighting- see attached. Only compete bid.
- Complete electrical wanted a \$65.00/hr charge for a service call to review.
- Mr. Electric right up the street only does residential.
- Contacted several others for quote requests and never received a call back
- Board voted to accept bid from J & L Lighting.

Storage box for outside storage of pool chemicals: (Approved at previous meeting to purchase)
Ryan will purchase with personal card and request reimbursement.

Main clubhouse refrigerator

- Refrigerator was out but Connie fixed it. Will have breaker checked.

Painting of basement/lower level of Club/pool house: In progress

Shades for remaining windows in the main level and upper level of clubhouse: Pending

Repairs to plumbing (showers in pool house): Pending

POOL SECURITY UPDATES – Pamela Vaughan

The internet has been set up for year round. After checking with Mediacom and AT&T, AT&T was less. To set it up for only 3-4 months was going to cost as much as leaving it on year round.

For example, Month 1 would be \$300 then it would decrease by \$25 each month until it got to \$175. Then it would be \$175 for the rest of the year. Mediacom was \$299 a month for 4 months.

Year round AT&T will be \$70 a month AND BONUS I WON'T HAVE TO CALL THEM EVERY YEAR!!!!

Pamela met with Protel regarding the security. It will be up and running with fobs by the time the pool opens. I still have questions about how to do some things, but Teresa can show me.

Pamela agreed to monitor security on her phone. She is not home every night and will need a few volunteers willing to turn off lights close umbrellas etc. We are hoping to get the word out that the last person there will have the responsibility of making sure this is done.

Same with the skimmers. Pamela can clean them most days, unless she is out of town.

COMMON GROUNDS MAINTENANCE - Tom Bauer - island upkeep (grass sprayed & limbs removed) seem to be doing better – just need to let them know when they miss something Connie asked for Tom to confirm they're getting all three islands in all three cul-de-sacs , mowing & leaf mulching between 2116 E Regency & Wornall (Weidmans & Sandi Igert)

TENNIS COURTS & PLAYGROUND - Eric Gatewood - jungle gym checked for loose boards or nail heads Need good weather for this to get done. Connie mentioned tennis courts are getting a lot of use. Very glad we resurfaced recently.

CLUBHOUSE SCHEDULING - Linda Strait Hasn't seen activity. Will get in contact with Kristy Nelson.

ARCHITECTURAL CONTROL COMMITTEE - Ryan Nobles - basketball goal in Adolphus cul-de-sac Question from Jacqueline – are neighbors allowed to have basketball goals in the street? Or do they have to have them in their driveways? Shannon feels like if the goal is on their property and they're playing in the cul-du-sac we should be promoting this kind of community activity. Jacqueline's concern is aesthetics as well as safety. Ryan recommended more discussion on this. Check out situation on Adolphus Ct. and we will address with a letter asking them to move it into their driveway vs. cul-de-sac.

COMMUNICATIONS - Jacqueline Jadidian – the Adkins asked if they could work on landscaping around clubhouse sign. Question of budget – no one knew how much was spent last year. Suggested \$200 budget. All were in agreement. Will thank them in the newsletter for the work they've done.

During annual meeting someone brought up trash cans near the clubhouse – could we put up a little fence around them to improve the street view? Tom suggested that we ask the handyman to see what he'd charge to put that in. Connie mentioned it would be good if we knew about anyone in the area doing privacy fence work. Ryan knows a guy he will reach out to for a quote.

Welcome committee – are we going to initiate this? Connie said this would be a good way to help people understand how the dues work etc. Next period dues are due in July. Invoices will be sent in June.

SOCIAL & GARAGE SALES - Shannon Russell No report. No other neighborhoods have done garage sales.
All in favor of just skipping it this year.

NOMINATING COMMITTEE - No Report

AUDIT COMMITTEE - No Report

Meeting adjourned at 7:08

Next meeting will be June 8, 2020, at 6:00PM