

LVPOA Board Meeting

November 8, 2021

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

Not Present: Jill Fannin

Call Meeting to Order 7:02PM

Request from Connie Condict:

- Connie Condict asked if she could use some of our clubhouse space to help with storage for collecting donated items for her church (National Christian Church) who will be sponsoring an Afghan refugee family.
- Responsibilities will include setting up the household for Afghanistan refugee families. They are looking for a space to store items collected between now and March-April. We will need to move the pool furniture to make space in the garage for them to store their items.
- Cliff made a motion to work with Connie's church to assist with their storage of items collected for refugee families. Lewis seconded.
- Randall raised concern with liability of people coming in and out of our building. Connie assured she will accompany them any time they will be in our building.
- May need to do a hold harmless agreement.
- All were in favor of working with Connie's church group to file a solution. Randall abstained from the vote due to liability concerns.
- Linda will discuss with the insurance company and be back in touch with Connie.

Approval of October minutes: Lewis made a motion to approve October minutes. Linda seconded. October minutes approved.

Financial Report—Jacqueline

- Linda composed and had our bookkeeper send a letter to 2 out of 3 of the remaining homeowners on the list. One lacks a single late fee to be current. We don't have email or phone number for that resident. Should we hold strong for the additional \$25 or forgive?
 - Linda moved that we continue to bill for the \$25 and if not received tack it on to next year's dues. All present voted in favor.
- Miscellaneous income line item for \$13,735.94 was from insurance company for roof claim. Discussed additional damage found during roof replacement that may need to be addressed.

Pool/Tennis Court—Jill

Updates: lounge chairs ordered, Tabletops replaced, Diving Board stored

- Chairs have been received and just need to be assembled. 6 of them in boxes downstairs.
- Jill's husband will be replacing tabletops and we have this budgeted (\$175 per table).
- Tennis court lights still not working. Not an electrical problem. \$800 per light to replace.

Common Grounds—Tom/Cliff

Updates: Islands, Traffic control (report on speed bumps and 4-way stop, any questions)

- Tom loosened the diving board. It is cracked in several places. 3 foot crack on the bottom. Tom is concerned about safety. Needs to reach out to Buster Crabbe to see if it's under warranty.
- Installed speed detectors on Holiday.
- Trees: Shawn came out and walked the whole area (behind tennis courts, etc.) and marked some trees. Bid a days' work at \$2,400 per day. May not get to all the walnut trees on the hill. We have two trees that we really need to remove, but they might not be able to do it before January. \$1,800 for each or \$3,000 for both if they do it at the same time.
- Purvis is mowing but walnuts are tearing up his machine.

Clubhouse Maintenance—Linda

- See notes above regarding roof replacement.

Architectural Control—Cliff

- Traffic update. Speed bumps are not possible because they impede emergency vehicles. Harvard and Glenhaven: majority of cars are turning in our out and not just zipping back and forth. Best they can do is put up caution signs (cross traffic does not stop). Stop bars will be painted at both intersections.
- Gwen Mackey wants to expand porch. Will expand footprint. Needs the form printed out to get it approved. Linda will print it and bring it over to Cliff. Cliff would like to get it to Gwen later this week.
- Islands in cul-de-sacs: A small group of board members met with city representative and he said that the traffic islands in Barcelona, Mayo, Kahler and Savoy are considered city property and they are willing to fix them up. Will get 3 trees on Barcelona Pl. One old tree on Mayo Ct will be removed. The one on Kahler will have stumps removed and they will redesign it in the Spring. On Savoy Ct. where some of the islands don't have adequate space for trash trucks to maneuver, will redesign areas to accommodate trucks. Would keep one traffic island with parking area and

remove the other area. All costs will be covered by the city beautification fund. The city will come back to us in December with a presentation for the board to review. We will allocate funds budgeted for improvements to other areas such as tree limb removal where we've exceeded budget.

- Joanne's mailbox should be done before the next meeting. Insurance has approved it. Looking for a mason to do the work. Asked that Cliff stay on top of it and make sure it gets done. If it isn't done in a month, let Linda know.

New Business—Establish budget for next year

- Pool maintenance contractor: Overbudgeted by 1200 in 2021. Recommend cutting budget from \$3,000 to \$1,900 for next year based on this year's costs.
- Buster Crabbe maintenance & supplies were about \$1,615 overbudgeted. Should we move that to the Open/close line item since we feel short there by close to the same amount. Will increase open/close amount to \$4,200.
- Grounds supplies (stand for newsletters and doggie bags). Decided to leave this item at \$100.
- Increase social committee budget from \$500 to \$1,200.
- Increase Grounds Tree Limb removal to \$5,000.
- Due to city taking care of the cul-de-sacs the \$3,000 for this line item will be spread to other items for the 2022 budget.
- Will change line item for Tennis Court Lights to Tennis Court Maintenance and increase budget to \$3,700 to include annual maintenance of courts. Also decided to lump in pickle ball budgeted amount in Tennis Court Maintenance for a total budgeted amount of \$4,200 for line-item Tennis Court Maintenance.
- Pool Associate Members Fee was \$350 short due to limit of 25 memberships. Discussed increasing costs of chemicals and pool maintenance and whether to increase membership fees to help cover increased costs. Discussed increasing fee from \$325 to \$350. Cliff made a motion to increase. Tom seconded. All voted in favor of increasing membership fee to \$350 with limit of 25 associate memberships.
- Decided to increase Utilities budget due to increasing costs at CU. Will add \$500 to this line item for a total budget of \$7,000.
- Will discuss further next meeting and finalize 2022 budget.

Meeting adjourned 8:32 PM.

Think about annual meeting in January to be planned at December meeting.