

LVPOA Minutes

Board Meeting September 12, 2022

Board Members Present: Lewis Holleman, Steven Bard, Linda Strait, Cliff Rawley, Tom Bauer, Kari Brashers, Connie Condict

Board Members Absent: Teresa Weidman, Jill Fannin

7:04PM: Meeting called to order by Lewis Holleman

Review/approval of minutes from August 8, 2022 meeting

- Steven made a motion to approve minutes.
- Linda seconded.
- Minutes approved.

Finance Committee Report – Steven (7:05PM)

- Townhouse rental fees transferred to other account and zeroed out
- Collected lots of dues in August.
- \$9,390.73 for Buster Crabbe in August (included glass clean-up fee \$620 and diving board \$1,475)
- Other pool repairs and pool maintenance paid.
- Tennis court maintenance is Pickle Ball lines done last month. \$483.17.
- Insurance bill received and will be paid this month.
- Balance sheet changes reflect purchase of CDs.
- Accounts receivable pre-paid – a couple of members paid extra which will carry over to first half of 2023.
- Notice will be included with September invoices for unpaid dues and late fees stating: Liens for unpaid late fees or dues will be placed on properties if not paid by October 31, 2022. Liens will include the unpaid balance plus the cost of preparing the lien and recording fees for liens and lien releases (per bylaws).
- Trash fees for neighbor on E Regency – POA is being charged for extra pick-up. Owe \$25 for extra fee charged in March.
- Connie moved that we accept the treasurer's report. Cliff seconded. All voted in favor. None opposed.

Pool Committee Report – Lewis shared written report from Jill (7:24PM)

- Update on police report. Prosecutor is reviewing camera footage and damage report and will let us know whether they will pursue charges.
- Pool is closed and all fobs have been deactivated. Buster Crabbe should be covering and winterizing in the next week or so.
- Need 4-6 more lounge chairs – please keep an eye out for sales.
- Vending machine will be removed in a few days. Not sure if they'll bring it back next year but they'll let us know.
- Several associate members will be looking for pool memberships in March.

Tennis Court Committee Report – Lewis shared written report from Jill (7:26PM)

- Timer adjusted and lights are working on tennis courts.
- Connie made a motion to approve pool and tennis court reports. Linda seconded. All voted in favor.

Clubhouse Maintenance Committee Report – Linda/Connie (7:28PM)

- Balloon got looped around fan in clubhouse and now the fan and light won't work.
- Repair cost can come out of the deposit of the people who were renting the facility.
- Downspouts are clogged and need to be cleaned out. Linda got estimate on gutter cleaning (interior gutter cleaning and general debris clean-up \$375). Exterior window cleaning would be \$150 for lower level; but Linda doesn't think we can get the screens off...
 - Tom suggested getting gutters done since that will cause problems if we leave them clogged.
 - Steven suggested waiting until first of the year to get windows cleaned and we can include it in the budget.
 - Cliff made a motion to get the gutters fixed and downspouts unclogged. Tom seconded. All voted in favor. None opposed.

Clubhouse Scheduling – Connie on behalf of Teresa (7:36PM)

- Clubhouse rented once in August and is scheduled once in September.
- 3 pool parties in August.

Social Committee – Connie on behalf of Teresa (7:37PM)

- Good turnout for the Labor Day cookout. Total spent was \$173.39.
- Will pass out candy outside of clubhouse on Halloween.
- November 12 having a chili cookoff. Cash prizes and panel of judges (Veterans).
- When will October garage sale be? October 7-8. Teresa will put signs out.

Common Grounds Committee Report – Tom (7:40PM)

- Tom picked up some walnuts from the green space.
- A couple of piles of limbs to haul off.
- Tom was reading in Missouri Conversationist that they're getting ready to have their annual sale. Tom would like to look into the possibility of getting trees for the low area in the green space. Look into purchasing 20 or so trees. Suggested white oak which are slow growing. May be able to get them donated. Board agreed we at least need to replace the ones we've taken out.

Architectural Control – Cliff (7:45PM)

- Michelle and Diane Kinyon replacing fence. May be late winter or early Spring before they have it done. Same footprint as current fence. No concerns raised. Forms approved.
- Audra Hill replacing existing backyard fence and increasing height from 4-6 ft. at 4657 S Roubidoux Place. No concerns raised. Forms approved.
- Nothing new on islands. Conor Haseltine agreed to water the ones by his house. Connie and Kevin have also agreed to help with the ones by their homes.

New Business (PM)

- Cliff – dog problem at 2105 Wornell Place
 - Dog is menacing and aggressive and has been in neighbors' back yards. One neighbor has a small child and is very concerned for her safety. Dog defecates in neighbor's yards.
 - Cliff called the main city number about it 2-3 times and was referred to animal control. Cliff provided info about address where dog resides. Animal control has been out a couple of times but unless they see the dog out themselves they can't pick it up.
 - 3 weeks ago Cliff sent email to property owner to let him know about the problem (it's a rental property). Didn't get a reply.
 - Linda suggested that neighbors sign a letter, but Cliff said they don't want their names on it due to fear of retaliation.
 - Tom suggested that Cliff go to the city councilman for this particular area to find out what can be done about the situation.
 - Steven suggested reaching out to our neighborhood officer to see if he has any suggestions for what we can do.
 - Cliff will call property owner as a concerned neighbor.
 - Lewis will also call property owner, and Connie will write a letter from the board.

Old Business (8:07PM)

- RV Parking update: It's gone!!!

Meeting adjourned (8:09PM)