

# BOARD MEETING

September 27- 2022

Facilitator: Erik Matilla

Note Taker: Marcella Brown

Meeting called to order at: 5:06 PM (Erik Matilla)

Location: LVC Club House

Attendees: Erik Matilla, Marcella Brown, Susan Kellemier, Eon Hiles and Andrew Davignon

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Agenda Item: Welcome Letter to the community                      Presenter: Erik Matilla

Discussion:

Erik suggested distributing a welcome letter to the community discussing what we plan to accomplish and informing all LVE Co-Owners who the new Board Members are. He has written a rough draft asking for our review.

Conclusion: Changes/Updates made, and the letter will be distributed.

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Agenda Item: Board Meeting Schedule                                      Presenter: Erik Matilla

Discussion:

The Board gave input and or best dates for the rest of the Board Meetings through August 2023. When a meeting doesn't occur, it was suggested that a Newsletter be put out.

Conclusion: Board Mtg. Dates listed below through August 2023

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|--------------------|-----------------|
| November 15, 2022, | April 18, 2023  |
| December 13, 2022, | May 9, 2023     |
| January 10, 2023,  | June 13, 2023   |
| February 7, 2023,  | July 11, 2023   |
| March 14, 2023,    | August 15, 2023 |

Andrew suggested that there should be a time limit on public comments during the board meetings. Erik would like them done at the beginning of the meeting. It was suggested that public comments be held to ½ hour only.

Agenda Item: Annual Mtg. Sept. 2023

Discussion:

This is the meeting/election for members whose positions are up. Suggested dates are September 23 and September 24, 2023. Registration starting at 1pm and the meeting starting at 2pm, with the food truck possible on site, as we have done the past two years.

Conclusion: Topic will be revisited later.

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Agenda Item: Current Projects

Presenter: Erik and Eon

Discussion:

Eon will speak with Greg from AOC and get a date when the replacement of post project is to start, hopefully the week of October 10-14. Once the dates are locked down, the co-owners will need to be notified in advance.

The plumber came out and fixed the hose bibs at the clubhouse, we need to check if the work is finished, Eon will contact him. Individual units were estimated at \$260 (18-units) Hose/Bibs approx. \$4700 total. The Clubhouse was approx. \$1000

Erick talked to Dave/Painter regarding an estimate for the Club House. Things need to be prioritized.

Erik reached out to Alex at KT regarding a co-owner's roof that might have a leak. The roofer will be asked to come out to inspect the problem and get us an estimate. The roofing company is, Bruttell Roofing.

Conclusion: Topics are still open currently

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Agenda Item: Lawn Fertilization

Presenter: Eon Hiles

Discussion:

Dave from DJS will take care of fertilizing the lawns next year (2023). Organic fertilizer is not recommended, regular chemical will be used. We talked about surveying the community about NO MOW MAY. Only mowing in front of units not the common areas was suggested.

Clear Lake takes out the pumps for the pond. They clean and reinstall each year. They are on auto pilot to get this done.

Conclusion: Items will be re-visited before that time.

Agenda Item: By-Laws / Master Deed

Presenter: Erik

Discussion:

Hertzel suggested that the By-Laws be done separate from the Master-Deed. Not sure what the cost would be at this time. If the Master-Deed is too expensive, then just do the By-Laws. The By-Laws need to be done first.

Conclusion: This will be revisited at the next meeting

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Agenda Item: Carports

Presenter: Susan

Discussion:

Susan will contact Ross and Barr to see when this project will be started, and maps showing which posts will be fixed will be posted.

Conclusion: This will be revisited at the next meeting

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Agenda Item: Miscellaneous Items.

Discussion:

Eon will try to schedule TOWN-SQ training, possibly 1-for Board Members and 2- for the community. He will talk with Albert at KT to see who will host the event.

Erik suggested that we need to get the little things done now, before they turn into a larger issue and costs more money. Alt-Mods shouldn't wait for the next board meeting to get approved. Should be done within 2-weeks.

Committees:

Erik will work with Laurie Green regarding a LVC – Website

Andrew will spear head a financial committee, a SMALL group of EXPERIENCED People.

\*\* Information needs to go out making sure co-owners are aware what their responsibility is regarding their individual unit\*\*

Susan will spear head a committee regarding the look of the property, with suggestions about door colors, deck colors, exterior colors, shutters etc. She will work with Donna, Myna and Laurie and hoping to get Dennis and Michael on board.

It has been 50-years since the property was first established as a condominium community. We will have a gathering in 2023. Erik suggested we have a plaque made with past Board Members or just past Presidents. Susan and Erik will work on a cost for the event, and we will all give input on what we would like to see happen.

It was suggested that a WELCOME PACKET be put together for new owners or renters. This can include the number of parking spaces and the assigned number, trash pickup, where to send your association dues with the address or the online information for payments. The pet policy and any other item we can come up with that would be helpful.

Conclusion: Items will be revisited later

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Agenda Item: Financials

Presenter: Andrew

Discussion:

After reviewing our financials, Andrew doesn't feel we should be doing anything that's not an emergency. We have already exceeded the budget in some areas. He will contact Alex at KT to get the Financial Report from 2021. He also had concerns regarding the projects that automatically get approved. Who approves them in the event of an emergency and what is the max cost we have given Kramer Triad to go ahead with projects? Erik said he thinks it's around 8,000. This might be too high, and Andrew will get with Alex at KT to come up with a dollar amount. Eon informed Andrew that he sees the work orders that come in and speaks to Alex at KT before approving any projects or work orders.

NEXT BOARD MEETING: October 11, 2022, 5:00-7:30

CLOSING: Erik moved to Adjourn the meeting at 7:37, Susan Second (motion passed)

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