

BOARD MEETING MINUTES

November 15, 2022

Facilitator: Erik Matilla

Note Taker: Marcella Brown

Location: LVE Club House

Meeting called to order at: 5:00 PM (Erik Matilla)

Meeting Adjourned: 6:03 PM (Erik Matilla)

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

Agenda Item: Past Meeting Minutes

Presenter: Marcella Brown

** Minutes from October will be reviewed when we meet on Tuesday November 22, 2022

Agenda Item: Budget and Reserve Study

Presenter: Andrew Davignon

LVE Financial Controls Final copy was presented to the board. There was concern if LVE would be able to act on Emergency Requests immediately. KT is the first point of contact in an emergency. Andrew will add a clarifying sentence. Andrew made a motion to approve the changes. Susan seconded the motion and all other board members approved.

After reviewing all that information and the numbers associated with the Reserve Study, Andrew expressed concern that LVE will be over the budget at the end of the year. He has expressed that there are three things that can be done to adjust the financial situation.

1. Raise dues / which has already been done
2. Adjust Projects
3. Increase the reserve money by making changes to the current Budget.

Ten percent shall be put into the reserve; this will make LVE legally compliant

Agenda Item: Projects

Presenter: Eon Hiles

OPEN:

Flooring – This project was previously approved by the old board and the cost was 5k

Flat Screen TV – The previous board approved this up to 1k. This will be used for Zoom Meetings and review of other board materials.

Cabinets – The previous board approved this for \$500

Benches (4) – Placed around the pond, the previous board approved this. HOLD for now

Fall Dumpster - \$400 (used for flooring clean-up and co-owners)

*Motion to approve by Eon; Susan seconded the motion. All others approved

Bait Stations – 5-stations between 100-150, for all to control rats around the grounds.

*Eric made a motion to approve; Andrew seconded the motion. All others approved

Mulch – Approved for Fall as needed

Tree Stakes (\$75) – Approved for new trees

Car Ports – Post replacement (about 22) to be done in December

**LVE will hold off on any other previously approved projects until next years' budget.

CLOSED:

The plumbing project has been completed. The clubhouse has new Hose Bibs and the individual units that were in need have had their Spigots replaced. Only the shower walls in the basement need to be replaced.

Agenda Item: Alt-Mod Replacement

Presenter: Erik Matilla

*There was a furnace request from Barbara Esper, which was approved, and the co-owner was Notified

Agenda Item: Legal Update

Presenter: Erik Matilla

** This has been moved to the Executive Meeting**

Agenda Item: Master Deed and By-Laws

Presenter: Erik Matilla

The Board will review the current rough draft and discuss at a future meeting

Town Square Training – One session was held, and future training will be scheduled

Anything Outstanding – Eric received a proposal to start a Public Relations Team at LVE. He read a letter from the Proposal Committee. Eric made a motion to approve the group; Marcella seconded the motion. All others approved.