

BOARD MEETING MINUTES

February 7, 2023

Facilitator: Erik Matilla

Note Taker: Marcella Brown

Location: LVE Club House

Meeting called to order at: 5:36 PM (Erik Matilla)

Meeting Adjourned: 7:40 PM (Erik Matilla)

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

Project Updates

There are no major projects going on currently. The last project were the Carport Posts. There is 1-garbage corral gate that needs attention. Alex-KT is putting together a group of contractors from which to get bids. LVE-Board will be looking at the Reserve Study to see what projects we should start now.

There are a few units that have roof leaks. LVE is monitoring this issue and comparing costs for the bids.

Financials

LVE-Board will continue to work on the Reserve Study and prioritize projects.

Andrew explained what the Reserve Study recommendation are on projects. Asphalt will be a major repair for the community. In the future, Siding repairs or touchups will also be addressed.

A Certificate of Deposit was made in the amount of \$100,000, to gain interest for the community. The return should be approximately \$4,000 on a 7-month Term.

New Items

Public Relations Committee

Erik discussed the newsletter and wanting to keep it updated and in collaboration with Kramer Triad website. It was discussed how this information will be distributed to the community. LVE-Board will continue to discuss this issue. Not all co-owners use a computer or social media.

Lynn Rose was not able to post the newsletter to Kramer Triad website, she is only able to update on the forum.

Brooke Ratliff informed the LVE-Board, that there is new group text software that the school systems use for contact and emergencies. It is free and would be a way to notify the community with any updates or emergency situations.

Board Meeting Structure

The board meets every Tuesday to discuss current community issues to figure out how we want to move forward. Reserve Study, Financials, etc. Every other meeting is open to the public and Erik stated he likes the hybrid meeting and in person. Erik would like to push the meeting back to 5:30pm.

Working with Kramer Triad Management Group: This has been moved to an Executive Board Meeting

Parking Issues

A concerned co-owner came to the Board Meeting to discuss the issue he is having with other co-owners, their guests or units that are having service repairs done at their home, parking in the Handicap space that his wife uses. He has spoken to some co-owners, however, there has been no change. The Police will not come out to ticket the vehicle. Kramer Triad will need to be notified about this and they will take appropriate action.

Tree Trimming

Dave will trim trees while he is out working other services, instead of making individual trips. This saves LVE money grouping services together when we can. When he cuts the trees or branches, he will reuse for mulch. Branches will be cut back that are hanging over the roofs to prevent gutter clutter. We are getting bids for fertilizer, we have received one and are waiting on two more.

Furnace/Hot Water Heater

Co-owners should think about replacing their furnace and hot water tank with High Efficiency equipment when needed for better efficiency.

Solar Panels

Erik spoke with DTE regarding LVE and Solar Panels. It is not worth moving forward, and it is not a benefit for LVE. DTE would not buy energy from LVE, this program ended a while ago.

Club House Rentals

Erik stated that even though you REQUEST a Rental Date and LVE-Board tells you it is available, it is NOT locked in until LVE-Board approves it, and payment has been received.

Erik asked if anyone had any concerns or recommendations that would benefit the community. There were no concerns expressed.

Pool Open Date: ??

Open Community Discussion

Pleasantries about the New Board and Thank you from the co-owners. Co-owners thanked LVE-Board for working hard and being transparent about what is going on.

Closing Remarks

Erik thanked the Board for all their hard work. He reminded everyone that LVE-Board consists of volunteers only and that it is a lot of work. We are updating work from past Boards; minutes/finances etc. We are spending a lot of hours doing this and not to get upset when we make mistakes. This is not easy work and and that we have a nice size property.