

# Executive Board Meeting

January 10, 2023 (CLOSED)

Facilitator: Erik Matilla

Note Taker: Marcella Brown

Location: LVE Club House

Meeting called to order at: 5:38 PM (Erik Matilla)

Meeting Adjourned: 7:29 PM (Erik Matilla)

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

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## Standing Agenda Items:

### \*\* Project Updates

1. LVE-Board decided that Tree Trimming should be an ongoing project
2. Revised Welcome Packets coming soon, hopefully by the first meeting in February
3. Eon received an email from Waste Management asking if the waste containers were cleaned out. There are a few dumpsters that also need to have the wheels replaced
4. A quarterly newsletter will be put together for co-owners

### \*\* Dog Poop

LVE-Board received an email complaint from a co-owner stating that she saw dog poop in the backyard. Dave came out and saw some in the front yard and removed it. It was decided that the maximum fine be assessed to the owner of the offending unit. We are still waiting to hear something regarding Ms. Wells complaint. LVE-Board will continue to monitor the situation and be consistent with charging costs and fines to owners who violate the pet policy.

## FINANCIAL UPDATES

1. The budget was approved by the previous LVE-Board, and the new LVE-Board reviewed it and made the necessary changes. The new Budget was mailed out at the end of the year, and everyone should have received it by now.

2. The Year-end Financials for the co-owners were received on 1-10-2023. LVE-Board made the decision to waive any late fees due to Kramer Triad getting payment slips out late.
3. Eon to touch base with Allied (Asphalt), to get a price quote for Asphalt patching in 2023

## NEW AGENDA ITEMS

Marcella made a few changes to the minutes. She removed specific co-owners' names in the minutes before they were posted to Town Square.

**Solar Panels:** It was decided that LVE would not be moving forward with this. Not everyone would be able to get them due to large trees and not enough sun in some areas. Would be costly and it cannot be charged back to the grid, not much of a benefit to co-owners.

## IMPROVEMENTS

**Painting Touch-ups:** Erik will meet with Alex-KT to get quotes for painting units within the community. LVE-Board decided we would buy the paint, so that we are not charged for picking up paint. The painter can just come to the property to paint.

**Dumpster Corral:** Options were discussed as to how to manage the gates/doors that need repair. It was suggested that the doors could be removed, or they could be repaired. We will discuss this in a future meeting.

**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 board meetings.

## OPEN:

**Cabinets** – The previous board approved \$500 to repaint kitchen cabinets

**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, to control rats around the grounds.

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

**Club House Cleaning Supplies** – We agreed on \$300 for Susan to buy products for the clubhouse

**\*Andrew made a motion to approve \$300 for the clubhouse, Marcella 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 2023's 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 finished.

#### **Agenda Item: Alt-Mod Replacement**

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

#### **Agenda Item: Legal Update**

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

#### **Agenda Item: Master Deed and By-Laws**

\*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.