

BOARD MEETING MINUTES

April 18, 2023 (Closed Board Meeting)

Facilitator: Erik Matilla

Note Taker: Marcella Brown

Location: LVE Club House

Meeting called to order at: 5:30 PM (Erik Matilla)

Meeting Adjourned: 7:30 PM (Erik Matilla)

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

****Minutes will be reviewed in the meeting on Tuesday 4-25-23****

Standing Agenda Items

Project Updates - Brick work (Pool), the bills for this project came in late.

Dog poop Update – This is a standing Agenda item. We are addressing some issues and working on resolutions for others

Financial Update –

We have major work going on right now. Andrew posted Budget to Actuals on TownSq. If a co-owner has any questions, please ask.

There is a New Line Item that has been added to the Budget. Any clubhouse rental money (\$100) is strictly used for the Club House. If the Club House is not cleaned after an event, the cleaning cost will be charged back to the co-owner.

Financial Community Meeting -

The Treasurer will discuss and give an update on the Reserve Study and large Projects necessary in the future.

LVE-Board will take questions from the community regarding the \$450 dues increase, which is a concern to many co-owners.

Community Wide Cleanup –

Is scheduled for Saturday 4-22-2023 at 9:45 A.M. Large Dumpster will be available for Spring Cleanup. **THIS IS NOT A TRASH DUMPSTER FOR ANY CLUBHOUSE RENTALS.** Any illegal dumping by co-owners will be billed

to their account, due to the cost for item(s) that do not belong. Please report any sightings of illegal dumping, since this costs the community if we must pay someone to pick up the items.

Upcoming Elections – There are 2-positions available in 2023

The Importance of Alt-Mod

When you put in an Alt-Mod Request, you must wait for an approval from the Board. Do not just schedule for the work to be done before receiving approval, it could cost you time and money to bring back to LVE-Guidelines.

LVE-Board discussed bundling requests for service together so that only one show up fee will be paid to contractors for multiple work orders. Co-owners should get work orders in as soon as possible for scheduling purposes.

Some co-owners are having problems with their shutters. Some shutters were removed from brick buildings and are stored so they can be reused if needed.

Parking Issues

Co-owners have 2-assigned parking spaces, one covered and one assigned numbered spot. Co-owners need to let the Board know if they are having issues with their spaces being used by others. LVE-Board will notify KT for removal of cars.

Lawn Fertilization – We will restart service this year and will be using a new company to do the work for a little less than we were paying before

Pool Opening – Friday 5/26/2023 (before Memorial Day) if possible and if no problems arise

Legal Update - We have nothing major in process right now. It is important that we police ourselves. When we get Lawyers involved it costs a lot of money. There may be times when we try and get reimbursed, but that is not always guaranteed.

Renting Units – We need to stay below a certain number, renting too many units poses a **RISK** to the financial stability of the community

Community Discussion

A part of the siding is off at 1877 Sheffield Dr.; birds are setting up a new home. Critical issues such as birds, wasps, bees need to be taken care of.

There is a lamp post on Sheffield that needs to be fixed. This has caused all the lights under the car port to go out. Co-owner stated that the circuit breaker might have tripped, and it might not be the light pole. That should be checked before spending any money.

Garbage Dumpster door latch and door needs to be fixed in a few areas.

Co-owner thanked the Board for working on the POOP situation, it was appreciated

A co-owner asked if the water bill is collected by building? There are twenty-three buildings plus one

clubhouse. Each building has its own water meter. It is important that water leaks be reported immediately.

A co-owner stated that they have been disappointed with the Lawn Service (grass, snow). LVE-Board is aware of the frustration and working to get things back on track.

A co-owner asked if we would be having another Community Garage Sale. There has been interest, we will discuss later

A co-owner asked where she could find a Notary. It was suggested that they try the banks and or Township Office.