

BOARD MEETING MINUTES

June 14, 2023

Facilitator: Erik Matilla

Note Taker: Marcella Brown

Location: LVE Club House

Meeting called to order at: 7:00 PM (Erik Matilla)

Meeting Adjourned: 8:53 PM (Erik Matilla)

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

Call to Order: 7:00PM

The purpose of this meeting is to inform the co-owners about projects on which we are currently working. We are handling the most important projects first, while being careful of the financial the financial restraints that we have. Erik stated that what affects the community, affects the Board Members as well.

Projects Starting Soon – Cement/Brick work: Some of the seals between the brick are in bad condition and need attention. The porches located under the front and back doors need to be sealed. Some of the steps going onto the porches will be redone to safer heights. Susan/Erik did a walk through. Some of the sidewalks will be raised with the steps. Notices will be posted on Town Square and the work will be done as soon as possible.

Trees and Tree Clean-up – We are working as fast as we can to get downed trees removed and stay within the budget. Craig Olson got us a quote from a contractor he knows. We also received a quote from our Lawn Care Service (Dave-DJS). We will review the information and make the best decision for the clean-up.

Lawn/Lawn Care – The lawn has been sprayed for weeds/dandelions. The Fertilizer we use is not Organic, but none of the Weed Killer is good. As long as we stay off the grass until it is dry, we will be fine. We will use the weed killer until we can get the lawn as green as possible.

Dog Poop – We are continuing to work with the MGMT. Co. to get it problem under control.

Pests – People are leaving garbage outside which feeds the animals. We are spending a lot of money trying to get the pest situation under control and ask that we all stop leaving food out for them. This includes pumpkins and other food items.

Recycling – Co-owners need to make sure they are putting trash/recycling in the appropriate Containers, and need to be following the rules for recycling.

New Property Manager – It is understood that people are not happy with Kramer Triad. We are trying out a new Property Manager to see if things start getting done in a timely manner. Nichelle McFarlin is the new Property Manager.

Financials – Andrew discussed what LVE financial situation is currently. He explained in dept where the money is going and how we are managing the most important things first. He will put the financial information on Town Square.

Community Discussion - The Board was thanked for all their hard work this year. Many co-owners had concerns about storm/sewage drains. The underground drains are over 50-years old. A co-owner asked when does the new budget go into effect and when it will be finalized. The budget is from January – December, and the Board approves the annual budget for the community. A dues increase was discussed, no final decision has been made yet, but the board will try to work within current funds. Budgets will be done and out to co-owners by the end of the year.