

LEVHA BOARD MEETING MINUTES: March 4, 2025

LOCATION: Community Room (3131 Lakeside Way)

TIME: 6:30 PM

HOMEOWNERS ATTENDING: 12

BOARD MEMBERS PRESENT:

Brenda Baecker, Clara Higgins, Mark Smith, Miffie Blozovich, Ernest Brown, Gordon Cheetum

MEETING CALLED TO ORDER BY BRENDA BAECKER

Clara moved to pass the agenda. Mark 2nd. Motion passed.

Miffie moved to pass the minutes. Mark 2nd. Motion passed.

Laurel has not responded or attended any meetings since walking on to the board. Her lack of response would indicate she is not a member of the board.

FINANCIAL REPORT AND APPROVAL:

Still unable to produce a PNL, due to missing information since server was down. 4TH Quarter of 2024 is unable to be reconciled. There is a \$1700 discrepancy with our dues. There seems to be additional billing, which could be duplicates.

Mark moved to approve financials with the understanding that there is a + \$1700. Discrepancy and still no full financial report since 4th quarter of 2024. Gordon 2nd motion. Motion passed.

MANAGERS REPORT: (See Attached)

-Gordon motioned to go ahead and move forward in resurfacing the bottom of spa to cover exposed pipe. Ernest 2nd motion. Motion passed.

COMMITTEE REPORTS:

ACC REQUESTS: Carol

960 Lakeside Court is requesting to have a fence placed around the property, (see attached). Clarification is needed regarding the fence and if the neighbor needs to approve fence. It is on 960 property line. Brent agreed to reach out to 962 to find a resolution between the two properties. There will be an email vote if resolution is found before next meeting to fulfill 960 lakeside's requests. (vote email is attached)

A quiet emergency generator at 925 lakeside court is requested to be placed in the backyard. Mark motioned to accept the request. Miffie 2nd motion. Motion passed.

GROUNDS COMMITTEE: Gordon Cheetum will head this committee. He and Brent will be looking into the dredging of the pond. Brenda will be looking into the roundabout island to fix pavers and landscape. Clara is going to see what we can do with the sign in the entrance of our community as well as how to engrave the boulder.

POOL AND REC COMMITTEE: Dusty Higgins will be leading this committee. He will be looking for new gym equipment. Mark has joined to also help with looking into new bathroom stalls, changing stalls and lockers. Miffie would like to help in finishing a muralist for the pool interior wall and furniture for the pool area.

TENNIS COURT RESTRUCTURE & PLAYGROUND COMMITTEE: Clara Higgins will be looking into finding a great playground that fits well for our neighborhood. She asked for the budget that was voted on for playground equipment. Brent will investigate what that budget was.

SOCIAL COMMITTEE: Brenda Baecker - No events are planned due to the immense amount of work during the transition of the new board and new management. Facebook page is growing!

OLD BUSINESS:

Tina Moore spoke on how she was removed at last month's meeting. She was under the impression that the board acted illegally in her removal. The board assured her that it was in fact done correctly. She mentioned that she had considered suing the board. After long discussions Tina officially gave her resignation.

Mark motioned to have 2 board openings be filled. Ernie in place of Paul and Miffie in place of Tinas. Clara 2nd motion. Motion passed.

Brent gave the board a letter from Topline that is relinquishing LEVHA of any wrongdoings for all documents that were removed from office. This was due to the request at the Feb. 4th board meeting prior to him being hired.

Sewer issues for Mark Smith and Miffie Blozovich were discussed. After looking into where pipes are, and what the city said the board voted. Ernest moved to agree LEVHA would pay them back for any costs accrued from the common pipe issues that happened off of their property lines. Gordon 2nd motion. Motion passed. (Miffie and Mark were recused from voting).

Brenda asked that we table the Rules and Regulations discussion for next month's meeting due to length of the meeting.

Brent will go over pricing suggestions for the community room and bring suggestions next meeting.

A board retreat was discussed to happen in April on a Sunday.

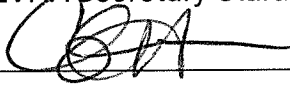
The board agrees that all costs from DAVIS LAW GROUP after 2/4/25 will need to be overlooked to make sure there are no charges made by anyone that is not currently a board member.

Bylaw changes will be tabled for the next meeting.

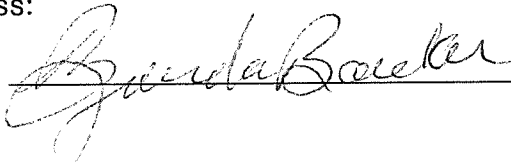
Clara motioned to adjourn the meeting. Mark 2nd motion.

Meeting adjourned at 8:45pm

Notes by LEVHA Secretary Clara Higgins 3/6/25

A handwritten signature in black ink, appearing to be 'Clara Higgins', written over a horizontal line.

Witness:

A handwritten signature in black ink, appearing to be 'Brenda Barker', written over a horizontal line.