

## LAKEVIEW ESTATES VENTURE HOMEOWNER'S ASSOCIATION

MONTHLY MEETING MINUTES: July 1, 2025 6:34pm

APPROVAL OF AGENDA: Clara approved. Gordon 2nd

CALL TO ORDER: 6:34pm

READ & APPROVAL OF MINUTES: Miffie moved to amend minutes, board approved, Gordon 2nd. Motion passed.

FINANCIAL REPORT & APPROVAL: Gordon motioned to approve, Clara 2nd.

MANAGERS REPORT: Bids were discussed, updates on pool were given.

### COMMITTEE REPORTS:

- Architectural Control Committee – (ACC) Carol Gesalman- 1039 Lakeside Dr. is requesting a new fence, new roof around August 15th 2025. Clara moved to approve. Gordon 2nd. Motion Approved.
- Grounds committee: Gordon Cheetum: NA
- Pool and Recreation Committee: Mark Smith: NA
- Social Committee – On hold until further notice

### OLD BUSINESS:

- Updates on special projects – A mural bid was sent in by Soledad Jones. Estimate attached.
- Upscale Fisheries: Ben, shared information on how to properly dredge lakes. Gave info on the lake ecosystem and how to maintain and improve. No decisions were made at this time.
- Watermark Service: Brent found that the employee that was checking our pool was not testing the chemical levels in the pool properly for the past 3 weeks. Another member of Watermark came to assist in getting the pool to the proper levels. Brent called Watermark to notify them of this issue. He will reach out to April concerning this issue. The pool levels are where it needs to be and our new servicer from Watermark is checking the levels correctly.
- Garage Door vs Window vs Both: Miffie moved to have vented windows in the pool room. Gordon 2nd.

### NEW BUSINESS:

- Savatree: They let us know that there are some trees that need to be removed and possibly plant more. An estimate on services was provided, see attached.

- Eddy's Lawn Care: Board discussed selling lawn items to Eddy's for either trade or cash. Board agreed that a conversation with our CPA is important to make the best decision in regards to taxes etc. Clara moved to confirm with CPA, Gordon 2nd.
- Roto Rooter Bid: There was not a full quorum at the meeting to vote on approving the bid. This bid would be to descale the line behind 3133 and 3131 Lakeside Way, and to also place a polymer coating in the line to prevent further issues from happening. An email will be sent to board members so that a vote can be conducted. Miffie recused herself from voting due to a conflict of interest.

COMMUNITY INPUT & QUESTIONS: NA

BOARD TRAINING: NA

Brenda, our president is stepping down, this was her last meeting. A formal email will be sent out. Mark is unable to attend meetings on Tuesdays at 6:30 pm due to his work schedule. Possible changes were discussed.

Clara moved to end meeting, Miffie 2nd. Meeting Adjourned at 8:21pm.

Signed by: Miffie Bogard Date 8/15/25