

LAKESIDE ESTATES VENTURE HOMEOWNER'S ASSOCIATION  
ANNUAL MEETING MINUTES  
DECEMBER 7, 2024

**Call To Order:** The LEVHA 2024 Annual meeting was called to order at 10:05am by Board Chair, Tina Moore in the community room. Other board members that were present were: Gordon Cheatum, Sterling Hurst, Paul Crook and Brenda Baecker. We had 20 members in the audience and 3 tuned in via zoom.

**PRESIDENT'S REPORT:** Tina Moore thanked all for a great year. The greatest high light of 2024 was transitioning from employees to 1099 contract workers. In doing so, we have saved a substantial amount of money by not having to carry insurance, maintain equipment, etc. We have saved about \$70,000.00 to invest back into the community. Please watch your email, mailboxes, etc. for a ballot to vote on how to use these funds for the community. Some that were discussed, dog park, finish the tennis courts transfer to gazebo and play yard for kids, redo the triangle at the entrance.

Due to a cold, she turned the meeting over to Donna, the LEVHA Manager. Her highlights are as follows:

Grounds are being maintained by two companies, Eddy's Lawn Care and Liquigreen. It is a well working combo. Mountain tree service has been contracted to take care of our trees. Our Roses have a fungus which can be eradicated with treatment. Donna is a master gardener and can help those in private homes that may need help. Feel free to ask her.

Pool has under-gone some a leak repair. Also experienced some vandalism that has resulted in some metal doors being ordered. It was suggested that we add a rule in the pool rules to state that if YOUR pool pass is associated with any kind of damage, you will be responsible.

See attached report for other projects and future.

**COMMITTEE REPORTS:**

**Architectural Control Committee – ACC**

Carol Gesalman explained the process. Asked how long it takes to get through the process and what that looks like. A request is on the website. Once it is sent to Donna or delivered to the office, she takes it and the committee look it over and make recommendations to the board. Then the board approves it. If all is submitted on time, it should not take more than 3 weeks at the most. If you need a rush, let us know and we can do what we can to expedite the process.

**Grounds committee:**

Nancy Hurst updated the group on new and replaced shrubs. She thanked Gordon Cheatum for all the work he has done.

**Pool and Recreation Committee:**

Donna gave the report for Jitka Nelb. Pool had a leak and some damage. It was repaired and returned to saline rather than chlorine. Watermark Spas and Pools are helping with the updates. We will be needing to drain and repair the hot tube soon. Dressing rooms have undergone some repairs & update and it will continue through 2025. New doors will be here in a few months. Security was discussed as well.

**Reserve Committee:**

Serling Hurst gave a report on our reserves. We have 4 CDs. Current balance is \$229,419.00.

Social Committee:

Brenda Baecker reported that we are just getting started. Communication was a big concern and taken under advisement. We do have a Facebook page under Lakeside Grand Junction. Please join the page. Our hope is to reconnect the community with at least one activity per quarter. Also, the Community Room is available to those that want to share their talents with our community. If you teach Yoga, dance, computers, etc. and are offering it at no charge, you may reserve the community room at no charge. See Donna.

**FINANCIAL REPORT:**

Gordon Cheatum presented the financial report. We reviewed last year's budget and 2025 projected budget. Gordon motioned and Brenda seconded to accept the budget and financial report.

There was no new or old business discussed.

**NEW BOARD ANNOUNCED:**

New board was announced: Clara Higgins, Paul Crook, Mark, Smith, Brenda Baecker and Tina Moore.

Meeting was adjourned at 11:38 and the new board retired for an organizational meeting.

**ORGANIZATIONAL MEETING:**

Positions were discussed and since Mark was not available due to work, it was decided to meet at another time.

Due to time frame and the fact that we do not have a bookkeeper as of Tuesday, Dec. 10<sup>th</sup>, was discussed that we need to do something about a new bookkeeper. We will gather information and vote via email with emails to be printed and put in the next month's board meeting minutes.

Respectfully submitted by Brenda Baecker, subbing for secretary, 12/8/2024