

LAKEVIEW ESTATES VENTURE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
January 23rd, 2024
MINUTES

The meeting was held in person and through a ZOOM platform. The meeting was called to order by Tina Moore at 6:12 pm. Other Board members in attendance were Brad Sander, Lisa Tibbets, Moreen Weaver, and Gordon Cheatum (on zoom). Members of the board with an unexcused attendance, Jeff Miller. Office staff in attendance was Stephanie Giyan Finance Manager, Kristine Faley Admin., and Donna Reynolds HOA manager as well as 6 homeowners in person and homeowners 2 on zoom (reference sign in sheet). A quorum was established.

FINANCIALS: Brad motions to approve October 2023 Financial reports, Moreen 2nd motion, all in favor. Motion passed.

MINUTES: Lisa Motions to approve October 2023 minutes, Brad 2nd motion, all in favor. Motion passed.

MANAGERS REPORT:

- Men's sauna is working again. The electrical potentially needs to be reset as it shuts itself off.
- Broken workout equipment almost fully repaired. We are waiting on a final part. The big machine was removed as it did not qualify for insurance coverage. Lisa motions to put up an "exercise at own risk" sign for workout room, Brad 2nd, all in favor. Motion passed.
- There are still dumbbells in the gym which count as free weights.
- The island in lake is overgrown and will be receiving maintenance as it needs to be trimmed and have the dead vegetation removed. Parks & Wildlife may have a "GOCO Grant" available for this. Island should be maintained to improve it for duck nesting habitat.
- There has been spotting of a black otter at the lake. Donna will call division of wildlife to have it removed to keep our fish and ducks safe.
- All homeowners have the right to the password to review minutes from previous association meetings on the Lakeside website.

COMMITTEE REPORTS:

- **Grounds Committee**
 - Grounds crew members received positive feedback for doing a good job trimming back the pompous grass. CCOA has dead vegetation it will need to have trimmed back as well.
- **Social and Welcoming Committee**
 - Brochure and welcome gift basket was suggested for new Homeowners. Tina Moore to oversee this project.
- **Pool and recreation committee**
 - The exhaust pipe that runs through the pool house needs a new cap on top of the boiler.

OLD BUSINESS

- The metal fence around the pool needs to be welded in order to repair. Donna received bids for two separate companies. Brad makes a motion to approve the bid from Ornamental Iron Works, Lisa 2nd, all in favor. Motion passed.
- Removal of the golf cart was not discussed. This will be added to next meeting's agenda.

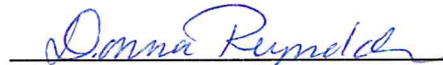
NEW BUSINESS

- Members of the board discussed the possibility of allowing those with second vehicles or junk vehicles to have access to RV Park for short term parking rentals. The board tabled this topic as they could not reach an agreement.
- The bylaws are being revised. Brad motions to have the Lawyer give Donna his second edit and have her do the final read through before it is finalized, Lisa 2nd, all in favor. Motion passed.
- Donna filled out paperwork for new insurance. The numbers in cost are still pending.
- The Art Room router is very slow and is maxed out on user capacity. GJ computer recommends a firewall, access point, office switch, and cabling for a more unified base network to allow a significant amount of future growth. This allows internal routing and addresses security concerns. The subtotal for this is \$1899.99. Brad makes a motion to approve system upgrade, Lisa 2nd, all in favor. Motion passed.

The Meeting Adjourned 7:57 p.m.



LEVHA Board Member



Secretary