

02/21/24 Meeting Minutes under rules of conduct

Board members in attendance:

President Tina Moore, Vice President Brad Sander, Treasure Gordon Cheatum, at large Jeff Miller and at large Lisa Tibbets making a quorum

Called to order at 6PM

No Minutes from the January 2024 meeting available

No Managers report Donna absent from meeting

Financials:

Stephanie reviewed January financials.

Motioned to accept financial report by Lisa, seconded by Jeff, all in favor: 4 yay, zero nays. Motion passed.

Old Business:

Bylaws:

+ Tina reported that the Bylaws review and updates are almost complete and reviewed legal fees with Attorney, should be available in the March 2024 meeting

Grounds Committee:

+ Gordon reported that the Island was trimmed, and holding pond excavator to dig out . The Otter is still there

Pool:

+ Brad reported that Dan Montoya has been checking the water level. He investigated the area by the windows noting that the drain is higher than deck, causing the water to slope towards the windows affecting the frame and creating a decking hazard

Water leakage. Ute water shows no increase in water usage. Loss in a ½ day equals about 623 gals. Continue to have Donna monitor levels. Last year averaged 3-4 inches a week. Might want to have inspected for leaks when the pool is drained and yearly maintenance

Humidity needs to be addressed. Solution being a humidifier with furnace @ \$60K

Inspection of roof through Ceiling condition information is being gathered by Donna

New Business:

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+ Swamp cooler. Gordon requested that LEVHA replace Swamp cooler on Christiana's roof servicing Ron Davis's unit. Christiana's board voted to remove all existing swamp units and therefore his unit was removed. He refused to pay for a new swamp cooler since his existing unit was in good repair. He has been without a cooling unit since 2020 summer season.

Motion to approve new unit replacement Gordon, seconded by Lisa, all in favor 4, zero nays Motion passed.

+ Appreciation of Venders. Tina suggested that something special should be done to for the venders in appreciation of their dedicated service to this community. It was decided to table until next meeting.

+ Brad Sander announced he would be resigning as of this meeting. He has his plate full with selling his father's Appleridge Unit and Brad's own plans to relocate to Washington State.

Meeting opened to Public attendance:

+Dusty Higgins brought to the attention of the Board his concerns about the status of the Park/Tennis court. He also mentioned his concerns of a personal nature that was not something the LEVHA board could address. Billy Jankoski also added his opinion and both started breaking the rules of conduct and they were asked to leave. The concern about regarding the park was not addressed.

+Brenda inquired of homeowner's free use of Community room once a week for six weeks. Motioned by Jeff, seconded by Brad, all in favor 4, zero nays.

Motion to adjourn meeting by Tina, seconded by Gordon. All in favor 4, zero nays

Meeting adjourned at 6:45PM

Board member

