

**LAKEVIEW VENTURE HOMEOWNERS ASSOCIATION
MEETING MINUTES**

Date: 03/20/2024

Board Members Present: Gordon Cheatum, Jeff Miller, Lisa Tibbitts

Manager/Bookkeeper: Donna Reynolds, Stephanie Guyan

Homeowners Present: See sign-in sheet

I. Meeting called to order at 6:05 pm.

II. Old Business

A. Meeting minutes from January meeting approved, Gordon motioned, Jeff seconded, all in favor (aye); 0 (nays).

B. Meeting minutes from February meeting approved, Gordon motioned, Jeff seconded, all in favor (aye); 0 (nays).

C. Financials explained by Stephanie for February 2024. Financials approved with a motion by Lisa and seconded by Gordon; all in favor (aye); 0 (nays).

1. Accounts like RV storage and petty cash accounts will be closed as they are not needed.

2. CDs will be moved at the bank to something with a higher yield as the CDs currently are at 0.05% and can make 5% currently.

3. Reminder that only board members can sign on accounts and not committee members.

4. Accounts receivable – only a few homeowners are 90-days past due. She has sent out notices.

5. Transaction list by vendor was discussed. There will be continuing attorney's fees through March.

6. On the P & L, there will not be any more grounds or managements fees as of April 1, 2024 due to the changes. Employee administrative expenses will disappear also.

7. Exhaust fan for pool house could possibly come out of reserves but will talk about that at the next reserve board meeting. Community room expense was for a new router and firewall because of network issues.

8. Electrical repairs made in courtyard was paid by the reserve account.

D. Projects

1. Liquigreen was approved for spraying turf and non-turf areas for 2024, Lisa made motioned, Jeff seconded, all in favor (aye); 0 (nays).

2. Surveillance camera proposal from GJ Computers, 1 camera in courtyard, 1 in office, 1 camera outside of Community Room, and 1 camera in parking lot. Tabled until finding out if these cameras have night vision.

3. Welding by Bruce Mellinger of courtyard fence – approved to pay.

4. Tree spraying and trimming – All approved for Mountain States Tree Service. Lisa motioned and Gordon seconded, all in favor (aye); 0 (nays).

5. Cleaning pool house and community room – proposals from American Maid and Shawna Ybarra reviewed. Tabled until review from board members is complete and Shawna is to present a bid for cleaning the Community Room as she only presented for the pool house.

6. Pool house will be cleaned, pool lap lanes (3) will be repainted, and leak detection will be done and repaired if there is a leak. Lisa motion and Gordon seconded, all in favor (aye), no (nays).
7. Locked equipment rack for new router in art room – proposal given by GJ Computer.
8. New coolers to be installed on the Community Room, the office, and Ron Davis' personal residence – to be paid for by LEVHA and had been put on the budget or voted on previously.
9. Pump to be repaired by Ron Davis.

III. New Business

A. Board is to decide whether the attorney's should keep the retainer or close the account. There is also a credit on the legal bill and need to decide what to do with. Both items tabled for further discussion.

B. Committees

1. ACC Committee – nothing new to report.
2. Bylaws Committee – at a standstill currently.
3. Grounds Committee – Nancy said that everything is looking great. She had questions about the easement and whose responsibility it is for trimming of the rabbit brush, elms etc. on the path by Gardener's residence. Will look into this and have the contracted personnel take care of this.
4. Pool and Rec Committee – nothing new to report
5. Social and Welcoming Committee – nothing new to report.

IV. Questions and Answers

- A. Homeowner had questions regarding grounds insurance for the lake. This was explained.
- B. Homeowner had questions regarding status of the remaining employees, 1099 status and temp service. This was explained.

President