

LAKEVIEW VENTURE HOMEOWNERS ASSOCIATION MEETING MINUTES

Date: 07/30/2024

Board Members Present: Gordon Cheatum, Sterling Hurst, Tina Moore, Brenda Baeker, Paul Crook
Board Members on phone:
Board Members Absent: Jeff Miller
Manager/Bookkeeper: Donna Reynolds, Stephanie Guyan
Homeowners Present: See list.

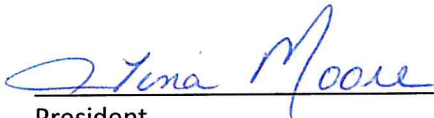
- I. Meeting called to order at 6:01 pm by Tina.
- II. Old Business
 - A. Meeting minutes from July meeting approved, Gordon motioned, Sterling seconded, all in favor (aye); 0 (nays).
 - B. Financials explained by Stephanie for June 2024. Financials approved with a motion by Gordon and seconded by Sterling; all in favor (aye); 0 (nays).
 1. Explained financials. Homeowner asked about what the legal fees were. This was answered as well as discussion about the lawyers involved.
 2. Clean-A-Lot was discussed and their function at Lakeside.
 3. Explained monthly fee to GJ Computer of \$320 for service on computers and security system including the firewall and internet.
 4. Quick Temps payments were explained and how LEVHA pays the initial payment and then it is broken out to each HOA and they pay LEVHA.
 5. Eddy's is slow to bill LEVHA for lawn care and irrigation maintenance.
 6. Pinnacol was cancelled as there are no employees. They charged from January to March. LEVHA should receive a small refund.
 7. Insurance was cancelled for the truck.
 - D. Projects
 1. Board members approved the addition of more small rock on the trail by Eddy's. Manager will get this scheduled.
- III. New Business
 - A. Concerns about filter cleaned and flushing out the system at the dog park. It was told to manager that the ditch riders have to turn off the system for the valve by the dog park to be turned on. Manager will find out about the system and inform the board.
 - B. Committees
 1. ACC Committee – Coffee house at Wishy Washy approved along with placement of temporary small café tables in the patio area in front by all board members present.
 2. Grounds Committee – nothing new to report.
 4. Pool and Rec Committee – Discussed pool chemicals and how salt turns to chlorine and the pool is salt. pH is low. Manager will check regarding pH for salt pools. Saline pools also do not get shock treatments.
 5. Social and Welcoming Committee – nothing new to report.
 - C. Manager to check the timer for the men's sauna --- it appears not to work.

- D. Discussed incident at the pool and the damage.
1. Paul wants the doors replaced at the cost of the teens that damaged it. Manager will get bids and find out more about the liability of the teens and family.
 2. Manager discussed the incident with the parents of the teens involved as well as with the Laurel House.

IV. Questions and Answers

A. Homeowner had questions directed towards the Board of Directors and asked who was late on dues payments. It was indicated at that time by Stephanie that there was 1 board member who was late. Homeowner who had been on the board previously said that this person has to be removed from the board immediately due to being late on fees on a continual basis. Homeowner then started an argument with Tina regarding her home and some alleged charges from years ago.

- V. Meeting adjourned by Sterling at 7:49 pm.



President