

LAKEVIEW VENTURE HOMEOWNERS ASSOCIATION

MEETING MINUTES

Date: 08/27/2024

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

- I. Meeting called to order at 6:03 pm by Tina.
- II. Old Business
 - A. Meeting minutes from 07/30/24 meeting approved, Gordon motioned, Sterling seconded, all in favor (aye); 0 (nays).
 - B. Financials explained by Stephanie for July 2024. Financials approved with a motion by Gordon and seconded by Sterling; all in favor (aye); 0 (nays).
 1. \$52,168.95 net income.
 2. Homeowner asked why LEVHA does not have a special account for the RV area. Stephanie explained that it all goes into the operating checking account.
 3. Explained what fixed assets are.
 4. Quick Temps costs explained. Manager to pay Quick Temps charge and then charge Terrace, Christianna, Applridge.
 5. Explained Budget and that they are separate from current operating expenses.
 6. Explained that the shed belongs to Terrace and will not be using any more. It contains grass seed and ice melt – further discussion next meeting.
 7. Explained GJ Computer charges.
 - C. Discussed adult supervision needed for the pool. This should be in the pool Rules and Regulations. Will ask Seth Rockey what happens if someone drowns in the pool.
- III. New Business
 - A. Discussed Air B & Bs – Clara puts out signs in the house for Rules and Regulations. No background checks are needed for Air B & Bs.
 - B. Will check on an estimate from Watermark for pool care.
 - C. Manager to take pool chemical classes.
 - D. Committees
 1. ACC Committee – 3242 Lakeside Dr wanting to paint her trim black and siding dark brown. Next door neighbor will use the same company to replace his siding. Manager will look for guidelines as to colors.
 2. ACC Committee – Brenda Baeker is wanting a storage shed approved. Will research this as it is not in the declarations.
 3. Carol - chairman of ACC Committee rewrote the form and guidelines as it was last revised in 2001.
 4. Bylaws Committee – Nothing new to report.
 5. Grounds Committee – nothing new to report.
 6. Pool and Rec Committee – Pool repairs to be scheduled in October 2024.

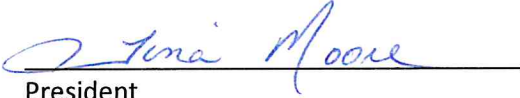
5. Social and Welcoming Committee – Manager, Clara and Brenda will meet to discuss October functions and Facebook page.

- E. Discussed Rules and Regulations for LEVHA which would apply to the homes and duplexes. Manager passed out examples of Rules and Regulations and explained how they are taken off of the Declarations. This will be discussed at a special meeting of board members.

IV. Questions and Answers

Ayn had concerns that a Board member was allowed to be on the Board without having their name on the deed. She was assured by the Board member that this was being taken care of.

- V. Meeting adjourned by Gordon at 7:30 pm.


President