

LEVHA BOARD MEETING MINUTES: MAY 6, 2025

Community Room (3150 Lakeside Way)

BOARD MEMBERS PRESENT:

Brenda Baecker, Miffie Blozovich, Gordon Cheetum - Mark Smith came into the meeting late, making a quorum for voting issues.

BOARD MEMBERS ABSENT: Clara Higgins, Ernest Brown

ATTENDING: Brent Britton (LEVHA Manger)

David Ward, Ryan Pritchett, James Sheppard, Dan Komlo, Carol Gesalman, Cathay Skover, Sterling and Nancy Hurst (Association Homeowners)

President Brenda Baecker called meeting to order: 6:32pm

Approval of Agenda: Miffie moved/Gordon seconded/Passed unanimously

Approval of Minutes from April 1, 2025 Meeting: Gordon Moved/Mark Seconded/Passed unanimously

Approval of Financial Report: Brent explained that there was no financial report available due to computer problems. The financials will be ready by May 7th or 8th and will be made available at the June meeting.

MANAGERS REPORT: Brent provided a written report to board members prior to the meeting and the board covered the following issues:

Networks Unlimited is now our computer IT support system. The transition is almost complete.

New Constant Contact is all loaded and receives good feedback. Brenda still did not receive the Ripples email. Brent will investigate that.

The boiler is a problem. The board discussed rebuilding vs new. Mark moved to replace the boiler with a budget of \$5,000 to \$6000, 2nd by Gordon, passed.

Paul Rudd is rebuilding the website. He said the WordPress version we have used is outdated. He will be hosting and doing updates for us. The cost will be about \$50 to host. Brenda suggested that we learn to do our own updates as that should reduce the cost. She said hosting shouldn't cost over \$35 and to rebuild should run about \$3500.

Brent presented the bid for an audit. _____ moved that we have it done at the bid of \$7,000 to \$10,000. 2nd by _____. Motion passed.

A Request Form and Notice of Violation related to 962 Lakeside Ct. were both presented and discussed. Dan Komlo asked to make his case and shared photos, landscape plans and explanations of why they moved forward without an ACC request was explained. After much discussion Miffie moved to approve his landscape with understanding that if the trees or roots created any issue with the neighbors fence or property, they would have to be removed. Gordon seconded. The board voted with 3 for and 1 against. Motion passed. Carol Gesalman spoke during the

discussion and pointed out the importance of filing the Request Form **before** acting, and that it does happen often.

COMMITTEE REPORTS:

- Architectural Control Committee (ACC): Above issue was handled through the manager. Aside from this, nothing new for LEVA.
- Grounds Committee: RV space rent pro-rated - Miffie & Brent handled this privately.
- Grounds Committee: Gordon requested that we clean up the spot where the tree was removed on the Southeast corner of the lake. Gordon moved & Miffy 2nd that we do with a budget of \$ _____.
- Pool and Recreation Committee: Dusty Higgins: He was as not available, gave Brent bids for workout facility. See below.
- Social Committee: Brenda said she has some great ideas, but not time. She could use some help or would like to turn it over to someone else.

OLD BUSINESS:

- EXTRA FUNDS - an email was sent out to all LEVHA homeowners asking for a response to a list of possible improvements to be made with excess funds that need to be used before the end of the fiscal year. Approximately 10% of the homeowners responded, with a rating of their top three choices. The top three by votes were:

#1 - Tennis/Pickle Ball Court upgrade (cost will be assessed and this will be reviewed at next month's board meeting)

#2 - Upgrade Workout Room in Pool house (budget of up to \$4,000);

#3 (tied) - Improvements to Pool house Restrooms and a Playground Area

There was great discussion. As we seemed to be having the same discussion as we have had the last 3 months, Brenda recommended that rather than we keep seeking bids, we offer up budgets for each project. Other board members and homeowners that were present offered up ways to accomplish many of the projects in more cost-effective ways. It was agreed that since the Pickle ball courts would take up all of the budget and then some, we should invest in improving and updating what we already have such as the pool, weight room, signs, etc. The following budgets were approved:

- **East Entrance Roundabout Triangle** - landscaping redo up to \$9,000 Mark moved/Gordon seconded/passed unanimously
- **Pool: Brent** will get furniture for the patio that will include tables, chairs \$1,500. Miffie moved/Mark seconded/passed unanimously.
 - Brent and Brenda will discuss some **venting windows & garage doors** as well as **sunshade & sun sails** for the patio. It will be discussed at the next meeting.

- **Mural**, Miffy will bring new bids to next meeting
- Brent will look into other solutions to the **bathroom** and bring bids to the next meeting.
- New tables and chairs for **the Community Room** will include 4 round tables and 40(+) chairs with a budget of \$2,200. Gordon moved/Mark seconded/passed unanimously.
- **Broken bench** (at east end of lake) and **basketball court** (second basket) with a budget of \$200 Miffie moved/Gordon seconded/passed unanimously. We would like to see this completed by the next board meeting. Grounds will take care of it (Mark and Gordon)
- **Playground**: This was approved based on the budget presented last month from Willy Goats. Brenda will let Clara know and as a board we need to choose a place for the playground. Look for an email.
- **Workout room**: Dusty had asked for a budget, and he would move forward. Mark moved and Gordon 2nd to a budget of \$4,000.00.
- **Rock and Signs**: A budget of \$1,200 was approved for the signs.
- BOARD RECRUITING AND GUIDELINES - Miffie offered to share documents from other boards she has been involved with. We will discuss it further at the next board meeting. Brenda would like to meet with each board member prior to next month's meeting. Please try to find some time to meet.
- ADJUSTMENT TO BYLAWS: Article VI, Section 3, Subsection 3. Three options were offered and choice #2 was selected. (Gordon moved/Mark seconded/passed unanimously)
- MOVING TO QUICKBOOKS ONLINE: as soon as possible. Discussion included that only Cori (bookkeeper) is authorized to make any changes/interaction in the LEVHA books. Cori will be training Brent to use QuickBooks online. Brent would like to have her in the office at least 2 days per week. (Brenda spoke with Cori and she is fine with that).

Meeting adjourned at 8:42pm

Notes by LEVHA Vice President - Miffie Blozovich May 7, 2025

President

Witness