

## Lake Vista Property Owners Association Annual Meeting

April 19, 2023 | 7:00 PM at the Forest Library

### CALL TO ORDER 7:00 PM

**Board members in attendance:** Amy Abell, Edith Beck, Tina Cassada, Jessica Newmark, Cathy Ray, Holly Snead, Heidi VandeHoef, Keith Vinson

**Board Members Absent:** Thad Boyce, Faye Hesson, John Thornhill – ONE SEAT VACANT

**Quorum: YES** (97 homes required in person or by proxy)

**Approval of Minutes of Previous Annual Meeting: May 2022** – Approved as written

### **TREASURER'S REPORT** – Holly Snead, prepared with John Thornhill

- Operating Account: \$341,539.67
- Total Reserves: \$637,565.24
- Total Assets: \$979,104.92
- LVPOA HOA fees remain the same for 2023-2024

### **MANAGEMENT REPORT** – Holly Snead

- Neighborhood Watch Meeting – 4/24/23 at Clubhouse at 6:30 PM
- Damn compliance, VA Siteworks has excavated outfall pipe and creek bed.
- VDOT contacted for speeding and traffic concerns, increased police presence requested.
  - Limited number of officers on duty for our county
- RSG contact has ended, and James River is handling landscaping and lawn care.
  - Snow removal and social center gutter cleaning is included with the contract.
- Going green! No more coupon books.
- Lighting around Hutter Lake is being updated, quotes for solar-powered lighting.
- Walking trails and signage around Lake Vista will be updated.
- Annual yard sale weekend – first weekend of June from 8:00 AM – noon
- Playground to replace volleyball court to be considered by the board.
- Fish restocking for Spring 2025; bass are predator fish and their numbers will be decreased by electrofishing and removal to help rebalance the populations. Fish fry habitat will be increased, native plants introduced, and water quality measures implemented this year.

### **COMMITTEE REPORTS**

#### **ARC/Covenants –Cathy Ray** (filling in for Faye Hesson)

- Updates sent in annual meeting letter.

#### **Book Club – Holly Snead** (filling in for Faye Hesson)

- Book club meets monthly, and all residents are welcome.

#### **Lake Use and Grounds – Doug Elder, Chair**

- Fall cleanup day was a success!
  - Thank you to James River for volunteering to remove debris.
- Spring cleanup day is re-scheduled for 4/29/23 (rain date)
- Solitude Lake Management to provide comprehensive protocol for algae, water analysis, plant life, and oxygen levels – long-term planning for lake beautification.
- Drainage research for swampy areas is being gathered (i.e. 603 Lake Vista)
  - Boardwalk and floating docks are being considered for future projects.
- New sign and handrail for the meadow area – no plans for adding parking there.

- Trees added to increase drainage in areas around Hutter Lake and Lake Vista, removal and replanting by Monster Trees
- Removed old rusty grill and barrel, cleaned and painted Picnic Point
- Gate replacement completed at Bayberry Cove dam entrance.

**Pool & Social Committee – Heidi VandeHoef, Chair**

- Extended pool hours approved by board going forward. Pool opens the second weekend in May and remains open through September (both weather permitting)
- Pool opens May 12, 2023 – managed by Monica Tillas this summer.
- Renovated pool house with family bathrooms, work by Adams Restoration
- Increased pool monitor hours in budget due to success of movie nights and social hours, where monitors were staffing events. Separate line item will be added to better track staffing hours versus pool monitor hours.
- OpenPath gate access installed for residents. Photo ID still required for check in.

**Geese Peace – Pete and Tina Cassada (reinstated)**

- Oiling eggs around the lake and using natural deterrents, such as mowing edge.
- Battery-operated motorboats on the water, dogs, other discouragement as allowed by law

**ELECTION OF DIRECTORS**

One open seat for single family; All terms are three years. Unanimously approved. Meetings held third Tuesday of each month, with no meetings in July or December.

Amy Abell – Bayberry Cove

Edith Beck – Walnut Ridge

Thad Boyce – Single Family

Tina Cassada – Spinnaker

Faye Hesson – Single Family

Jessica Newmark – Single Family

Cathy Ray – Oak Point

John Thornhill, Vice President/Treasurer – Twin Springs/Deer Run

Heidi VandeHoef, Secretary – Spinnaker

Keith Vinson, President – Sunset Ridge

OPEN SEAT – Single Family

*Thank you to Michael Milas for his service to the Lake Vista Board. We were saddened by his unexpected passing earlier this year.*

**OLD BUSINESS – Holly Snead & Keith Vinson**

- **Volunteers** – new board members and committee members are welcome, fresh perspectives are always valuable.
- **Office Hours** – Holly is at Lake Vista on Tuesdays and Thursdays 9-5

**Continued Feedback for Committees**

**NEW BUSINESS - Matters from the Floor**

- **Ideas and Feedback for Committees** –
  - Sunset Ridge – 2 lights out
  - Single family common area – 2 spots of erosion
  - Review guest policy for pool (would like more than two guests)
    - “Two non-family guests per household” – To request more than two guests, email [pool@lakevistapoa.com](mailto:pool@lakevistapoa.com).
    - Grandkids and family members are welcome at the pool.
  - More late swims and water aerobics at the pool
  - Thank you for fixing shower head at pool.
  - Three boat racks need repair.

**ADJOURNMENT - 8:04 PM** *Minutes Respectfully Submitted, Heidi VandeHoef, Secretary*