**Lake Vista Property Owners Association Board Meeting**

**Minutes-Draft**

March 19, 2024, | 7:00 PM at the Social Center

**CALL TO ORDER 7:00 PM**

***Board members in attendance:*** *Amy Abell, Darryn Lamb, Jessica Newmark, Cathy Ray, John Thornhill, Heidi VandeHoef (call in), Keith Vinson Joe Ciantis, Tina Cassada. Pam Logan ARC chair was in attendance also to give the report.*

***Board Members Absent:*** *Edith Beck, tendered resignation.*

***Community members in attendance:*** *3 community members: Paula Cooke 3300 Spinnaker President, Sonja and Richard McFarland.*

**Quorum: YES**

**Approval of Minutes of Previous Meeting: February 2024** – Approved as written unanimously.

**Presidents Report-Keith Vinson;** Keith gave a thank you to Holly Snead, Association Manager for her work on budget and Bylaw amendment.

**FINANCIAL REPORT – John Thornhill, Treasurer**

* Accepted as submitted. Money has been moved to several high-yield CD’s earning 4.79% interest.
* Lake Vista accounts
  + Operating: $122,602.41
  + Reserve: (6) $920808.13
  + Total Assets: $1,043,410.54

**MANAGEMENT REPORT – Holly Snead, Association Manager**

* Noted that total assets for Lake Vista in 2016 prior to Brownstone engagement was $356,686.

In 8 years, we have tripled that amount with no dues increase.

* Social center access policy and cameras still pending.
* Bylaws completed and ready for a vote of the board.
* Corrective amendment to deed subassociation property into the name of the sub rather than Lake Vista completed.
* Budget completed; no dues increase.
* Heidi and David Griffith in charge of the pool day to day scheduling and maintenance for 2024.
* Lake Management Updates:
  + Dam Inspection done, additional shrubs and downed trees in spillway have been removed by New Hites. John will investigate how to move the staff gauge.
  + Fish stocking and aeration proposals pending; we have a new Solitude Lake Management rep, Kevin McCurley, who will be coming to do an education event to Lake Vista as part of CAI spring social and training May 3.
  + James River to do egg oiling again this year.
  + Lake and Grounds committee and John Thornhill are investigating lake perimeter light upgrade.
  + Tennis Court core sampling is completed, John is meeting next week to discuss options with Superior Tennis Court Company
  + Awaiting easement proposal in writing from Stewart Langley to LVPOA for $10,000
  + Sunbelt rentals filed suit against LVPOA due to non-payment from Fabling, Holly to go to court with attorney to defend.

**COMMITTEE UPDATES**

**Lake and Grounds Committee** – Cathy Ray, Member

* Pet waste initiatives have gotten a lot of attention.
* The committee is identifying several drainage ditches around the lake in need of attention currently.

**ARC Committee** – Pam Logan, Co-Chair

* 2 requests approved this month. A non-compliance letter pending against home on Lake Vista Drive with trailer and woodpile, has a deadline for removal. Certified letter and invitation for board hearing prior to fines will follow if no compliance.

**Pool & Social Committee** – Heidi VandeHoef

* The pool opens May 10 and closes September 22, weather permitting.
* David Griffith will be lead monitor, Heidi and Holly will assist with administrative duties.
* Staffing is full for the season.
* Working on a mailing for the annual meeting package advertising all the social and pool activities for the year in advance.
* New drinking fountain needed.
* Guest policy under review to provide more clarity.

**Neighborhood Watch** - Cathy Ray

* Committee report attached.
* Speaker was

**OLD BUSINESS**

* Clubhouse access policy – camera proposal synopsis pending.
* Tennis Court Quotes – proposal for core sampling approved as basis for repairs.
  + Tennis court landscaping needs attention after washout down steps
  + Motion unanimously approved to obtain new quotes for updating surface, and/or base.
* Playground status – amenity survey forthcoming
* Lake monitoring, aeration, fish stocking, dock projects next meeting

**NEW BUSINESS**

* Fisherman’s Road lighting to deter loitering under investigation.
* Social events drafted through December 2024, on Lake Vista website calendar.
  + E-blast suggested inviting more members to social committee events.
  + Movie nights will be included as social events vs. pool events for budgeting.
  + Socials with themed potlucks suggested in addition to monthly events.
  + Suggested to create a flyer to distribute with Annual Meeting documents.
  + Paper flyers each season and social media may help increase awareness of single family areas.
  + Social committee can review online engagement numbers from website.
* Dam inspection, move flood gauge, brush, and remove old volleyball standards.
* Annual Meeting: Wednesday, April 17, Forest Public Library @ 7:00 PM - OR the following week,

if possible, to allow time to consider Bylaw changes.

**Matters from the Floor** – 2 minutes per member allowed – Mr. McFarland asked that consideration be given to reducing the Lake Vista dues next year due to the large reserve we have currently.

**NEXT MEETING**

**Next Meeting** – Annual Meeting Wednesday, March 19 at 7:00 PM

**ADJOURNMENT 8:47 PM**

*Minutes Respectfully Submitted, Holly Snead, Association Manager*