**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 a 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.
* The speaker was Todd Swisher on emergency preparedness.
* Speeding and other traffic issues, soliciting, suspicious activity also discussed.

**OLD BUSINESS**

* Tennis Court Quotes – John to solicit proposals based on core sample result, 8 inches of asphalt and good base of stone. No concrete. Seems to be cracking at asphalt seams.
* Bylaw amendment prepared by Jim Richards, sent in February and again this month approved as written unanimously. Will be sent to homeowners in advance.

**NEW BUSINESS**

* Fisherman’s Road lighting to deter loitering under investigation-pending. Holly to ask Vance Driskill electrician currently working at Spinnaker point. Safety issue per residents.
* 2024.2025 Budget- Approved unanimously.
* Transfer of Control Resolution-Approved unanimously
* Board members returning on the annual meeting ballot-Jessica Newmark retiring, all others willing to serve.
* Motion to hire off-duty deputies for random speed enforcement at $150 for 3 hours approved. An e-blast letting people know will be sent, to hopefully deter the speeding.
* Annual Meeting: Wednesday, April 24, Forest Public Library @ 7:00 PM

**MATTES 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**

– Annual Meeting Wednesday, April 24 at 7:00 PM Forest Library 221

**ADJOURNMENT- 9 PM**

*Minutes Respectfully Submitted, Holly Snead, Association Manager, acting secretary.*