

**Meeting Notes**  
For The  
**Annual Meeting of the LVPV HOA Board of Governors**  
July 9, 2019

Present: Paul Lentz (Pres.); Brian Antweil (Vice Pres.); Ron Ransom (Sec/Treas.)

President Lentz called the meeting to order and the following items were discussed:

**Embankment Project Financing:** It was recognized that the Lake-Side Embankment Project could exceed the current amount allocated in the Long-Range Plan. As a result, a motion was made and approved to formally investigate a multiple source financing strategy. Ron Ransom agreed to work with Robert Burke who currently serves on the Design Review Committee.

**Design Review Committee Recommendations:** The recommendations of the June meeting of the Design Review Committee were reviewed. A motion was made and passed to approve the recommendations and to post the meeting notes on the HOA web site. These recommendations included:

- Approving the acceptance and continuation of the new painting and staining strategy started last year by Hagestad Painting. The Board agreed that with the Committees judgement that the work met expectations for quality and color match.
- Approving the need for the Committee to review the final design proposal for the Embankment Project consistent with HOA CC&R's.
- Approving the addition of a new project to eliminate the flooding situation that occurs after heaving rains in front of Units 451/19. The project was approved based on a proposed design concept that would provide for the installation of a small tank and sump to pump any standing water to the road side drainage curb. It was agreed to use contingency funds currently allocated in this year's Operations Budget.
- Approving roofing of units 385/395 this year. It was agreed that the coating defect observed by the CertainTeed inspector has now become an unacceptable eye-sore.
- Approving a revision of this year's Hagestad painting proposal to include back-deck trim painting and staining. It was observed that the current budget should cover this additional work.

**Proof of Home Insurance:** The need to provide proof of Home Insurance from each unit owner was discussed. It was observed that that such proof was requested by letter and verbally at the annual meeting last year with only partial compliance. As a result, it was moved and agreed to request that our Property Manager reissue a new request and that the letter be treated as notice of non-compliance. In addition, it was agreed that the Property Manager provide a current list to the BOG as well as a regular update of the actions taken consistent with current HOA CC&R's. It was also agreed to review this topic at the Annual Meeting to be held in August. This review will stress the need to provide such proof as part of Good Neighbor Practices as well as to meet HOA insurance policy requirements.

**Renter Education:** It was recognized that in some instances, Renters were not aware of HOA requirements. As a result, it was agreed that a reminder be sent to all unit owners that it was the owner's responsibility to provide a copy of the CC&R's to their renters and their responsibility to follow-up on any non-compliance. To assist, Ron Ransom agreed to provide a one-page list of the most important do's and don'ts.

**Smoke Detectors:** It was agreed that there was a need to strongly promote that each home owner replace any out-of-date smoke detectors with new ones that would meet new code requirements. It was agreed to present this topic at the Annual Meeting. As part of this promotional effort, it was also agreed that the members of the Board would replace theirs and to share their process with the members at the meeting and by letter. Paul Lentz agreed to work with our Property Manager and a contractor to make a product selection and to provide for installation. Some current codes call for detectors to be connected or ganged, have ten-year battery life along with hard-wiring, as well as carbon monoxide capability. Some other codes require a tamper-proof mechanism. The Boards installations would not be presented as an owner requirement but would at minimum provide a workable example and recommendation to help each owner's considerations.

**Safety Signs:** It was agreed to install signs prohibiting swimming or wading in our pond and common area water-fetcher.

Paul Lentz motioned for adjournment. It was seconded by Brian Antweil. The meeting was closed with Ron Ransom's agreement to provide the notes for posting.