Board Meeting

Thursday November 17th, 2022, SVL

Call to order by Dave Eastwood @ 6:30pm

Present: Eastwood, Iverson, Lance, Schnabel, Zyla, Manager Spencer, Assistant Manager Mayhugh, Absent: Attorney Kobs

Pledge of Allegiance led by Dave Eastwood

Invocation: Steve Spencer

Approval of minutes from October 20th, 2022 HVL meeting

 Motion to approve previous minutes: Lance

 Second: Iverson

 Motion Carried

Financial Report by Iverson:

 Iverson noted at year end we should be up $12,585 but we are currently down $20,000. Only areas above budget are tank pumping, assessments and general maintenance. All other areas are not where we should be this time of year.

Eastwood noted that at last meeting it was announced Tracy Mayhugh was now the assistant manager and would be giving a report. She would be in charge of code violations, building permits, and is the first line of communication to Steve. General questions should be directed to Mayhugh first. Also noted that we will have an assistant manager report as well as manager report.

Assistant Manager Report by Mayhugh:

 Mayhugh noted it was not mentioned at the previous meeting that the pool cover has been installed and pool was winterized. Billing for next years assessments was completed and mailed by Nov 1st along with a contact request form. Office is working on the newsletter and there is one open board member position open for SVL. Anyone interested in that position needs to have biographies in by November 23rd. Golf course is beginning to become in better shape. On November 1st Water leaks were repaired and on Nov 3rd

greens were re-seeded and spiked.

 Code Violations:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 2 | Unsightly Junk |  |  |  |
| 1 | Fence no permit |  |  |  |
| 2 | Soft sided sheds  |  |  |  |
| 1  | Unapproved fence- Materials did not match building permit |  |  |  |
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One violation returned and was hand delivered to owner and 56 letters for missing winter storage permits. Many owners are resolving the winter permit issues. Mayhugh drove around both lakes to follow-up on previous violations and 7 fines have been added to properties still in violation. One lot sold and one gifted back to association. Mayhugh received quotes for new POS systems for both clubhouses and chose Touch Bistro POS. Benefits include cheaper credit card fees, inventory tracking and labor control. Can also be integrated with current accounting software.

Manager Report by Spencer:

 Spencer noted security vehicle for SVL has been repaired and returned to Joe for use. Issue was a bad catalytic convertor that had been stolen. Spencer stated that theft of catalytic convertors have been high in the area. Glass at HVL that was broke will be repaired by D&J Glass. Could be as late as December 1st before glass was in. Old pump truck was hauled to mechanic in Pittsburg to check the steering column to verify good and replace parts to keep from burning up reprogrammed ECM. Josh Baldwin will communicate with Schnabel about landscaping around pool. Schnabel will follow-up with Baldwin. Noted the funds from Redneck Tournament or the HOA will cover the cost of landscaping. Spencer noted Tom Garrison is making hood switch for new kitchen at SVL and should be completed in 1-2 weeks.

Old Business:

 SVL Outlet Pipe- Spencer noted Mayer did the inspection and scoping and gave quote. Three other companies were asked to give a quote. Two companies never made contact, Mr Pipeline and US Pipelining. UMC in Wichita came on location and looked at the site, schematics, and video and would have bid available by board meeting. Emailed yesterday and stated bid was not possible because it had to go through DWR. Spencer emailed after talking with engineer and asked for a budgetary figure. That would then be submitted to the state for approval. Company responded they would not bid the repairs. Mayer is only bid available. Eastwood noted bid was $104,000.00 which does not include divers, or valve handle. Kobs was going to check into paying with special assessments and Spencer was looking at possible grants. Eastwood suggested tabling discussion until next month. Spencer noted water level needs to be down for repairs and temperatures play a factor. Iverson noted bid was only good for 30 days from October 6th. Spencer was waiting for response if that bid still stood.

Discussion Tabled until December Meeting

Executive Session with Architecture Committee

Motion to enter executive session with Architecture Committee for 10 minutes : Iverson

Second: Zyla

Motion Carried to enter executive session at 6:43pm

Executive session ended at 6:55pm

Rules and Regulation Committee Formation:

 Zyla stated there was a lot of discrepancies between parts of our rules and regulations compared to other areas. Covenants say one thing but building permits do not coincide. Over time rules have changed but not all areas reflected the change. Zyla asked the board to approve a Rules and Regulation Committee that would go through our rules and regulations, find discrepancies, fix and present to the board any changes for approval. Sign up would be at the January Annual meeting.

Motion to approve Rules and Regulation Committee: Schnabel

Second: Lance

Motion Passed

Eastwood noted that signup would be at the January Annual meeting. Committee members would be approved by the board as the same as all current committees.

Open Forum: Eastwood noted must be a member in good standing in order to speak. Time Allowed 2 Minutes per member

David Klein HVL: Addressed the two HVL board members over concern for the broken glass at the HVL clubhouse and safety concerns. Eastwood noted repairs are scheduled per the managers report

Jolita Parks, SVL: Noted pool was an amenity that should be given back. Stated she was late and questioned Tracy but read it in the minutes, also stated another member mentioned Spencer would no longer be employed after December 31 and questioned how valid. Eastwood stated it was untrue and Schnabel stated Thank you for asking us and getting the truth versus of spreading information on social media it is appreciated.

Russell Gray SVL: Wanted to let everyone know they are new to the area but enjoyed time here. Both are retired military. Questioned rural water expansion and if that was still available. Eastwood stated to contact the rural water district and they would give a quote for installation. Gray asked if there was any rules on lots kept unkept.

Reed Childers, SVL: Asked if any action was taken during executive session. Eastwood noted the discussion involved communication between the board and Architecture committee.

Cindy Spiker, SVL: Questioned violations for junk on lots and was there any follow up to the violations. Eastwood noted according to Mayhugh it had been turned over to the county. Zyla stated if we sent a fine letter the fees would be levied against his dues.

Tim O’Neil SVL: Just wanted to make point of Rural water and they were still providing new service to the area.

Cheri Nutt, SVL: Questioned Iversons progress on storage lot clean-up. Iverson stated he talked to Morris Salvage, and they quoted $12,000 to move everything after paperwork was completed. Reached out to Wes Recycling for information. Iverson talked to Spencer and we are not willing to pay the $12,000.

Darin Wilson SVL: Linn County Codes Enforcer discussed lot on Pine Loop and court process. Codes court is every other month. Owner makes appearance and their plea. Owner has until the next month to clean up and with any progress additional month will be granted. By third appearance if court is not satisfied owner will go to trial and start issuing fines. A case could work up to 120 days.

New Business: None to discuss

Committee Reports:

Recreation Committee-Tammy Rogers stated we had a good turnout for thanksgiving. Next event December 10th with meat provided. Asked members to bring a covered dish and dessert. Will include gift, ornament and sock exchange. 4pm. Bingo will be moved to third Saturday.

Audit Committee- Iverson noted audit committee report May through August. All banks statements for operating account, profit loss statements, Balance sheets, vendor balance detail for the above months were looked at. All checks miscellaneous items and deposits were reconciled, vendor reports matched and only one duplication was found and corrected. No other discrepancies found. Next audit would be in January.

Architecture Committee- O’Neil stated the committee received 80 building permit applications and only 3 had been denied. The committee is ecstatic to hear about enforcement and clarity.

Motion to Adjourn Meeting: Zyla

 Second: Iverson

 Motion Carried to adjourn meeting at 7:18pm