

## LVCA BOARD MEETING

March 20, 2023 held in Sandy Jacobs' dining room

**Members Present:** Sandy Jacobs, Jim McKee, Ron Stump, Jonathan Wieand, and Lowell Vanderveer (via telephone)

**Also Present:** Property Manager Jim Yoder and AdHoc Committee Chair Tom Rose

The meeting was called to order by President Ron Stump at 2:59:03 PM

1. **Proposed Revision of Rental Agreement** - Tom Rose presented a report from the AdHoc Committee including a proposed new Rental Agreement. Questions and concerns were discussed. Jim McKee moved and Sandy Jacobs seconded that we accept the committee's proposed agreement with correction of two typographical errors in Item 11. Motion carried.
2. **Financial Report** - Sandy Jacobs directed our attention to the financial reports received from our bookkeeping service. She noted that our new bookkeeping arrangement with Stacy Dechnik is going well. Rebecca Rettinger is preparing our required tax forms for filing. We expressed appreciation to Sandy for her excellent oversight of this change and her followup with members regarding keeping current with their monthly maintenance fees.
3. **Ladies' Luncheon** - Sandy Jacobs reported there were only four women at the February lunch. March was being skipped but she will schedule another for a Tuesday in April, hoping that may be a better day for it.
4. **Men's Breakfast** - Jonathan Wieand agreed to test the waters with a men's breakfast to see if there is interest in doing that monthly.
5. **April Meeting Date** - We changed meeting date for April to Thursday the 20th in light of a member's travel schedule.
6. **Maintenance Report** - Jim Yoder reported that the arbravida row was treated at a cost of \$1,500; \$4,900 was spent for trimming of trees, removal of one tree, and a stump removal (not Ron). Previous guaranteed basement leak repairs were checked and not affected by recent rains. (The guarantee gives two weeks to repair or replace the work done.) **Longer term:** (a) Our water drainage system from the streets goes in to a drywell along State Road 119 and the swale needs a clean out and river rock replaced with an estimated cost of \$4,000. (b) A couple of driveways have issues with an estimated cost of \$5,000. (c) At some point we will need to be building up funds for future roof repairs/replacements. (d) Jim suggested that sometime we might want to compare the cost of hiring a maintenance service like some other HOAs have done to what it costs to have our own property manager and contracting out larger jobs. We had a brief discussion about that and tabled it for future meetings.

Meeting adjourned at approximately 5:15 PM

Respectfully submitted,

Jonathan Wieand, Temporary fill-in for Lowell Vanderveer