

POA MEETING MINUTES APRIL 20, 2024

1. ROLL CALL – RANDY POWELL, PRESIDENT. ALL BOARD MEMBERS PRESENT
2. MEETING MINUTES FROM LAST MEETING. DUE TO EXTENSIVE LENGTH ADVISED MEMBERS TO READ COPIES PROVIDED ON THE TABLE. POA AND ALL BOARD MEMBERS VOTED AND AGREED.
3. ARCHITECTURAL CONTROL – RANDY POWELL
 - Architectural control issues as of meeting date. None to report. Reminder to submit forms prior to building or bringing in a mobile or RV.
 - Call before you dig (811) and USW. Members will be financially responsible for damages, breakage or loss of service if they do not call first.
 - Trash: Reminder with more members here due to warm weather, household trash only. Do not overfill. Individual/s dumping on property of members that are not on sight. Sheriff will be called and police report filed. Signs posted recently for a problem area.
Upcoming tax sale in June. Due diligence before making a bid. 10 properties to date that will be up for auction/sale. All have a past due balance on unpaid dues.
Board is currently working to bring offenders into compliance that are in violation of restrictions.
4. HARBOR PATROL – RANDY POWELL
 - Any known security issues – None to report by board or the Harbor Patrol.
 - More people, noise, alcohol, brings more friction/complaints.
 - Keep your dogs on leash or in fence at all times. Not in restrictions but provide shelter, shade, water, food, etc. Loud dogs (or any other loud noise) during quiet hours is a POA quiet hours violation.
 - Neighbors can call Sheriff for animal cruelty or creating a nuisance (continuously barking dogs as example)
 - Side by sides and golf carts only allowed - No ATVs
 - 16+ years old, insurance, keep to the speed limit, if impaired, don't drive, don't try and drive over animals or people. Headlights need to be used when daylight is beginning to end.
 - Boat ramp is not owned or regulated by LTHOA. Be courteous and move while swimming when boats loading/unloading on ramp.
 - Be courteous of other member's property. Do not enter or cross to get to areas such as lake access as it is trespassing.
5. VICE PRESIDENT – SUSAN HUNT
 - INCOME STATEMENT REPORT
 - UPDATE ON TAXES FOR 2023 FILING. UNABLE TO CONTACT CPA. RANDY TO GO TO CPA OFFICE IN PERSON.
 - UPDATE ON TAX SALE PROPERTIES: 10 PROPERTIES ALL WITH BALANCE DUE
 - CHANGING INSURANCE POLICY FOR BOND FOR BOARD MEMBERS.
 - STILL LOOKING FOR NEW SOFTWARE OPTIONS OR POSSIBLY BOOKKEEPER. OFFERED TO ACCEPT CHECKS FOR ANYONE AT MEETING WHO WANTED TO PAY DUES.
6. PARK AND POOL – LACINDA ALBRIGHT
 - DATE FOR A WORK DAY IN PARK AREA. APRIL 22, 2024 AT 10AM.
 - SPRING OPENING DATE APRIL 22, 2024. PIPE AND SAND FILTER REPAIRS TO BE COMPLETED. 1-2 DAYS WORK TIME BY HEARTH AND POOL. DEEP CLEAN BATHROOMS, ORGANIZE CLOSETS. STOCK CHEMICALS.
 - VOLUNTEERS NEEDED FOR SOME REPAIRS AROUND POOL.
 - STATUS OF GAZEBO PAINTING AND VOLUNTEERS. MEMBER HAS VOLUNTEERED TO PAINT GAZEBO AFTER RECOVERY FROM SURGERY.
 - RECEIVED SIGNED CONTRACT WITH GENE'S AQUA. MEMBERS WILL NEED TO BE RESPECTFUL OF CLASS TIME WHEN POOL OPENS. ADVISE INCREASE TO \$75.00 PER DAY FOR USE.
 - REMINDER BATHROOM WILL NOT BE OPEN UNLESS THE POOL IS OPEN DUE TO VANDALISM.
 - DUE TO CURRENT VOLUNTEERS SCHEDULES FOR SUMMER - WILL CONSIDER LIMITED HOURS THIS YEAR FOR POOL OPERATION UNLESS SUFFICIENT NUMBER OF VOLUNTEERS ARE AVAILABLE TO

COVER. NO COVERAGE FOR WEEKENDS TO DATE. LACINDA WILL BE UNABLE TO BE HANDS ON FOR ANY PHYSICAL DUTIES FOR THE POOL/PARK AREA. MAY NEED TO HAVE A NEW BOARD MEMBER TO TAKE OVER THIS POSITION.

- REMINDER NO ALCOHOL OR SMOKING IN THE POOL OR PARK AREA. THIS IS SAFETY, LEGAL AND INSURANCE ISSUE. SIGN POSTED IN PARK FOR YEARS WITH THIS RULE. APPLIES TO RENTAL OF COMMUNITY CENTER ALSO.
- 18+ INDIVIDUALS NEEDED FOR POOL VOLUNTEER. MUST PASS CERTIFICATION TEST AND BE MEMBER IN GOOD STANDING WITH DUES PAID. DUTIES TO INCLUDE TEST CHEMICALS, CLEAN BATHROOMS, CLEAN POOL, INSURE PUMPS RUN CORRECTLY, CHECK GUEST IN AND BE SURE DUES PAID.
- REMINDER SHORT TERM RENTAL GUESTS MAY NOT USE POOL. 5 GUEST LIMIT FOR MEMBERS AND MEMBERS MUST GIVE NOTICE OF GUEST PRIOR TO ARRIVAL AND WHO THEY ARE. AGE 12+ ONLY MAY BE DROPPED OFF. NEED VALID CONTACT INFO ON FILE IN CASE OF EMERGENCY. MEMBERS ARE RESPONSIBLE FOR GUESTS TO FOLLOW RULES.

7. ROADS AND UTILITIES – WILLIAM OSENBAUGH

- ROAD REPAIRS/MAINTENANCE TO RESUME NOW WITH WARMER WEATHER. SKYVIEW AREA WILL BE FIRST PRIORITY.
- UPDATE ON ROAD SIGN REPAIRS.
- MEMBERS RESPONSIBLE FOR CLEANING OF DITCHES. NO OBSTRUCTIONS TO WATER FLOW.
- REPORT ANY ROAD ISSUES FOR MAINTENANCE OR REPAIR TO WILLIAM PLEASE. DO NOT CALL THE COUNTY.

8. NEW BUSINESS –

- Discussion on any issues regarding nominations for annual election/meeting
- Discussion for game night for members have get togethers. Discussion on donating funds for participation to a Harbor need.
- Discussion on creating a committee to review the LTHOA charter that will expire 2030. 5 volunteered to participate.
- Next POA Meeting – tentatively June, date to be announced