

LV I MANUFACTURED HOMEOWNERS ASSOCIATION, INC.

Meeting Report – August 31, 2025

Meeting Called to Order by President, Bill Tenborg

Pledge of Allegiance

Board Members Present:

- ✓ Bill Tenborg
- ✓ Lisa Tucker
- ✓ Pat Curtis

Quorum was not established due to lack of members present; therefore, the meeting was held to share information. The following info from Cal-Am was shared:

- ✓ Benches at entrance of Carriage House – these are not able to be added due to the fact that the smokers are not using their designated area and continue to smoke at the entrance. This causes a safety issue when lit cigarette butts are tossed into the mulch which could start a fire. If the smokers start using their designated area near the Tiki bar by the mini golf area and stop smoking at the Carriage House entrance, this issue will be revisited. We will ask that No Smoking signs be posted at the entrance of the Carriage House.
- ✓ Prospectus/Lawn Mowing – Vernon has indicated that the verbiage regarding lawn mowing in the prospectus will not be changed; however, Cal-Am will continue to provide lawn mowing and trimming as a courtesy. Bonnie addressed the clumps left behind the mowers are because the grass is wet and clogs the mowers. Please keep in mind that if residents continue to complain about the mowing Cal-Am can require us to mow/trim our own grass as indicated in the Prospectus.
- ✓ Inspections – Vernon indicated that inspections will continue at least two times per year. Most residents have stated that they don't mind the inspections as they help keep our development looking good. It was suggested that it is a good idea to be present when the inspection is occurring and take pictures to show what was approved.
- ✓ Kitchen use by HOA – Cal-Am is requiring that any group using the kitchen must be a 501 (c) 3. The same goes for LV II. The board will look into whether or not it would be a good idea to proceed with this process.
- ✓ Litigation – We received a return of \$1,567 from the retainer that was paid to the attorney. We don't feel we received a good return on the money spent as there were issues where we never received a response or whether or not we had a case that was viable.
- ✓ Met with LVII President – Both Presidents feel we are on the same page and are running the HOA's the same.
- ✓ Need a Negotiating Committee Chair – in the upcoming months we will need assistance with gathering info from other developments regarding the amenities they provide and the amount they charge for rent.

- Meeting was adjourned. Motion by Brian McCann and Seconded by Alice Ackerson.