

LV1 HOA Meeting Minutes

Sunday, June 29, 2025

Meeting was called to order by President Bill Tenborg at 1:00

Present:

President - Bill Tenborg

Secretary - Kathie Ganley

Treasurer - Connie Hinton

Events - Lisa Tucker

Quorum established

President Bill Tenborg led us in the Pledge of Allegiance

Russ Hawkins led us in Prayer

President Bill Tenborg welcomed everyone for attending.

Minutes from the last meeting are on the website.

Treasurer Connie Hinton read the Treasurer's Report. Accepted by Russ Hawkins and Terry

Events Director Lisa Tucker advised there are no events coming up but we will be selling gift baskets soon.

Old Business

1. The discrepancies we found on the Prospectus were discussed with Vernon. He will be pushing this up to the next level in Cal-Am. Bill will be following up with him.
2. We would like to know why exactly the HOA is not allowed to cook in the kitchen. Bill will follow up with Vernon.
3. The litigation issue was discussed and the membership decided to end it.

There was discussion that the lawn crew are not using the grass catchers on the mowers and there are clumps being left in the lawns. Residents mentioned that they do not want to take the time to empty them. Bill will mention that to Vernon.

Bill met with Vernon and Bonnie, discussed the prospectus and the lawn language. No answer on the kitchen use.

There was discussion about the inspections. They are not consistent for everyone. There needs to be more uniformity. Bill will bring this up to Vernon both the quantity and the quality of the inspections. Bill wants to handle this by using honey instead of being cantankerous.

New Business

1. We need more board members and we need volunteers for the Liaison Committee. Rent negotiations are coming up next year and we need more people. There is strength in numbers.
2. The relationship with LV2 has improved. Lines of communication are open.
3. Bingo resolution - Lisa now provides the weekly bingo report to Activities so that a second set of eyes can check it.
4. Issues with Activities have been resolved. He'd rather see peace and harmony

A resident mentioned some people are having a problem with the hoses in the inspections while others are not. The inspections are not consistent. Some residents are told hoses belong in the shed, others are allowed to hang them near the faucet. It appears that the inspectors do not know what they are doing. A resident said that they went to the office and had Bonnie come to their house and go over the "issues" and then received a congratulations letter. Same with other residents. Weed control is not being done. Health and Safety should be a priority regarding the hoses and the storage of boats being tied to a deck so it wouldn't blow away. Would not stand up in a court of law.

Discussed the "inspectors" and how bad they do.

A question was asked: why is LV2 allowed to cook in the carriage house kitchen and LV1 is not. It was explained that the proceeds all go to Project Suds and does not go to LV2 even though it says LV2 concession stand.

We discussed forming a Liaison Committee to help those in the community that really need help. Some are against it. Discussion on pros and cons.

We need more board members and HOA members.

Many residents shared complaints on the inspections, 2nd and 3rd notices, not consistent for every resident, carport contents, congratulation letters etc. A resident

wanted to join the inspector on the inspection. He went to the office and made Bonnie go to his house and go over everything. He received a congratulations letter. Others shared similar experiences. Responsible for other dogs poop if it is in your lawn even if the dog is not on a leash.

An elderly resident brought up the fact that she likes to go outside during evening events at the carriage house and there is not a bench to sit on in front of the carriage house. It would be nice to be able to get fresh air during an event. The benches were removed because all the smokers took over the area instead of walking to their designated smoking area. It was asked that maybe the courtesy patrol can stop this or maybe they can have a person there to enforce the rules. There is supposed to be no smoking in front of the carriage house, this rule needs to be enforced. Bill will follow up.

Motion to adjourn by Chrissy, seconded by Bill @ 1:45.