

**Joint Board of Directors HOA Meeting
LV1 and LV2
March 29, 2026**

Opening

The Joint Board of Directors Meeting was called to order at 4:00 p.m. by LV2 President Peter Bryden. The members were led in the Pledge of Allegiance by Secretary Tammy Neal. The members were then led in Prayer.

Present

LV1 – President Bill Tenborg, Vice President Pat Curtis, Treasurer Connie Hinton, Secretary Karen Deitemeyer, and Al Hartmann.

LV2 – President Peter Bryden, Treasurer Debi Brackett, and Secretary Tammy Neal. Director Betty Crowley participated via telephone.

President Bryden brought up a new business motion for LV2 regarding the composition of the Board. A motion was made and seconded to appoint Peg Lyman to fill the vacant LV2 Director's seat. The motion passed by acclamation and Ms. Lyman joined the Board at the dais.

Minutes

A motion was made and seconded to approve the minutes from the LV2 Board of Directors meeting of January 25, 2026, as presented. The motion passed by acclamation.

A motion was made and seconded to approve the minutes from the LV2 Special Board of Directors meeting of February 22, 2026, as presented. The motion passed by acclamation.

Treasurer's Reports – *Secretary's Note: This item was discussed earlier in the meeting but has been left here for continuity.*

The Treasurer's report for LV1 (copy on file) was read in summary and approved as presented. The Treasurer's report for LV2 (copy on file) was read in summary and approved as presented.

President Bryden stated that there had been discussion within the community requesting moving the meeting time. The consensus of the Boards was to accommodate this request. Therefore, all future meetings will be held at 2:00 p.m.

Old Business

President Tenborg spoke about the following LV1 items:

- They are currently working on rent negotiations, which take place later this year. Several internal meetings have taken place, and he has toured the park noting lots that are vacant or for sale. This may be an item that could work in our favor. The next meeting will be held on April 13.
- The sewer issue in LV1 is still ongoing on the west side of the community. Management will be contacting the park owner to discuss.

President Bryden spoke about the following LV2 items:

- Home inspections have begun. If you have deficiencies that you cannot fix yourself, make sure that when you hire someone, please check with the office to see if they are approved contractors. It is an expensive lesson to have to repair something twice. It was recommended that you walk with the inspectors if possible. It is difficult though as you don't know when inspections are performed.

A resident stated they got approval from the office and that the recommended contractor damaged their home. The office said they were not responsible; the company that did the work would be liable.

- The HOA's have agreed to assist in keeping the concession stand open on alternate Tuesdays, now on the first and third Tuesdays. He explained the financial aspects of the arrangement and profits going to the entertainment fund, and thanked those who had stepped up to assist the Activities Committee.

New Business

Questions and comments from the audience included:

- A question was raised about driving golf carts on the grass. This will be brought up to the office.
- There was a question about the installation of the pool lights. Management said a study needed to be done to check illumination into surrounding homes. Someone mentioned that a drone study had been done. This will be brought up to the office as well as you cannot use the pool late in the afternoon, after the time change later in the year.
- A question was asked about when the dead trees will be trimmed or replaced. This should be done in late April or early May.
- A resident spoke about a traffic cone inside a hole that is sinking in a drainage area and wondered what was being done. This will be brought up to the office also.
- A resident asked about needing a new mailbox. While technically it is your responsibility, if you call the office, you can get on the list for a replacement.
- A resident asked about the lamp posts in the front yards. Security replaces the bulbs, the housing, and the sensors on Thursdays.

The meeting adjourned at 4:40 p.m.