

**MINUTES OF THE REGULAR MEETING
LAGO VISTA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS**

April 12, 2007

Recitation of Authority

The meeting of the Board of Directors of the Lago Vista Property Owners' Association was held at the Activity Center, 2601 American Drive in the Bluebonnet Room on Thursday, April 12, 2007 at 7:30 pm. Directors present were President David Freeman, Vice President Ginger Halsted, Secretary/Treasurer Richard Gibson, and Directors Bill Brumley and Kurt Tessnow. Also present was General Manager Terry Martin. The Directors present are authorized Directors constituting a quorum for transacting business.

CALL TO ORDER

The meeting was called to order at 7:30 p.m. by President David Freeman. He opened the meeting by welcoming everyone to the monthly meeting and invited members from the audience to ask questions or make comments to the Board. We had six members in attendance.

Joe Thompson: Ask us if we knew whether the city was going to place signs up informing residence that the city burn has been cancelled. I said that I would check into it and if the city did not do that I would. I also said that I would let our Park Rangers know.

ITEMS TO DISCUSS

1. **Approve Minutes (Gibson):** The minutes to the March 2007 Regular Meeting were presented.

Motion to approve made by Director Kurt Tessnow and seconded by Vice President Ginger Halsted. All in favor.

2. **Treasurer's Report (Gibson):** Treasurer **Richard Gibson** presented the March 2007 financials. Concern about less revenue received from CUI our collection agency was expressed. This may require an adjustment in our cash projections for 2007.

Motion to approve made by Vice President Ginger Halsted, seconded by Director Kurt Tessnow. All in favor.

3. **General Managers Report (Martin)**

- a. Image – Staff Shirts Reported to membership the progress made to improve our image through public relations efforts. This year we plan to enter a float in the 4th of July parade. In the parade we hope to hand out a coloring book that we will produce in house. We will feature our mascot; Sammy the Fish. The coloring book will be black and white and will carry the theme of the rules for our parks. We will also have

an information booth at the Bar-K to hand out stickers and provide information to the public and our members.

- b. Newsletter/Survey: Reported that the newsletter and survey will be mailed out by April 23rd. Encouraged all to fill out the survey since it is a tool that the BOD uses to determine how to spend the members money in capital improvements. As an incentive for members to fill out the survey we are offering to all members in good standing who fill out a survey to be entered into a drawing that will be held at the annual November meeting and two winners will be drawn whose 2008 assessment will be marked as paid in full.
- c. Quarterly Budget Review: The quarterly review is on target for this year. Our only real concern is our CUI effort that we will continue to monitor.

Freeman: Took this opportunity to refer to his article in the Log where he pointed out that the LVPOA was owed over \$75,000 from people who live right here in Lago Vista. The tendency is for people to think that our delinquent accounts only come from members who live elsewhere but that is not true.

Brumley: Suggested that we foreclose on a prime lot to get our message out there.

- d. Lake/Marina Report: Out lake is currently holding at around 668 and the average for this time of the year is 671. The problem is that Lake Buchanan has not received the benefit from the recent rains and is still approximately 17 feet lower than average. As a result the LCRA will use Lake Travis as the primary draw lake for the summer. With that in mind we could loose 15 to 20 feet of water by the end of the summer unless we get rain during the summer. With this in mind we have decided to take a wait and see approach with our marina. On one hand we would really like to move the Original Marina out of the fetch where it is more prone to be damaged but on the other hand we do not want to spend the money to move it twice. He also used this time to report on the courtesy docks at marina ramp and the soon to be courtesy dock at Bar-K ramp. The capital projects will come in well below budget and will be better courtesy docks that we have ever had.
- e. Swimming Pool; This project is complete with the addition of the cook deck. It really looks good. The pool will open sometime in May. We still are looking for some pool attendants. The pool will be open 7 days a week. We do still need to do some landscaping and some work on the pool furniture.
- f. Playscape Complete; This is a great playscape at the Point Pavilliion.
- g. Trash Receptacles. We have new trash receptacles at Cody Park.
- h. Membership Identification Placards; reported on our need for all members to display identification when in the park. This goes for guests as well as members. If we are going to be serious about keeping non-members out of the park we will need to enforce this rule. For clarification we encourage all guests to be accompanied by a member but in the event that they are not accompanied then they will be required to display a placard showing they have permission to be there.
- i. Courtesy Dock – Refit Complete; See Above (d)
- j. Turn Back Regatta is an annual event and will be voted on later. This year the chairman is asking to reserve the Bar-K recreation center for a poker tournament. POA members are invited to attend and play.

4. Items To Be Voted On

Freeman

- a. Funding Public Relations/Image Project.: This is an increase to the budget of \$4,000 that will allow the public relations project to go forward. The money will be used to support the parade float among other things this year.

Motion to approve made by Director Bill Brumley and seconded by
Treasurer/Secretary Richard Gibson, no discussion. All in favor.

- b. Turn Back Regatta. A question about this was raised by Mr. Gibson who wanted to know if our security was required for this event. The GM responded by saying that the contract calls for the Regatta to hire city police for security. He also pointed out that when an event takes place and cost is involved the event pays the cost not the POA. Freeman was concerned that the Regatta people be made aware that glass containers are not allowed. The GM said he would ensure that is in the contract.

Motion to approve made by Director Kurt Tessnow and seconded by Vice President
Ginger Halsted no discussion. All in favor.

- c. Chamber of Commerce Fund Raiser June 2, 2007. Informed members that the Chamber normally holds a golf tournament but this year they decided to hold a dinner dance at our Bar-K recreation center and pavilions. Concern was raised as to whether the swimming pool would still be available for our members. The GM said we would make it part of the contract and again no glass containers. Also concern was raised about members not having full access to their parks.

Motion to approve made Vice President Ginger Halsted and seconded by Director
Kurt Tessnow, no discussion. All in favor.

- d. Texas State Archery Championship July 20 -22, 2007. Discussion centering on safety and access was raised about this event. Concerns that we were continuing to restrict our parks to members and open our parks to the public was at the heart of the discussion. There was also concern that this would become an annual event and not just a one time event. We had the chairman of that event present Ron Carmichael and he answered most of the BOD question. He pointed out that this was a national event and world records could be set. He said that the event will last from approximately 9 AM till 3 PM on Saturday and Sunday.

Motion to approve made Vice President Ginger Halsted and seconded by Director
Kurt Tessnow, no discussion. Four in favor (Brumley, Tessnow, Halsted, and
Freeman) one opposed (Gibson). Motion carried.

ANNOUNCEMENTS

The next meeting will be Thursday, May 10, 2007 in the Bluebonnet Room of the Activity Center, at 7:30 P.M.

ADJOURNMENT

The motion to adjourn was made by Vice President Ginger Halsted and seconded by Director Kurt Tessnow. All in favor and the meeting was adjourned.

Richard Gibson, Secretary
Lago Vista Property Owners' Association