

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

August 13, 2009

**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, August 13, 2009 at 7:30 pm. Board members present were President David Freeman, Vice President Gary Gates, Treasurer Richard Gibson, Secretary Dave Shafford and Director Ginger Halsted. The Directors present are authorized Directors constituting a quorum for transacting business. General Manager Deborah Sorchevich was also in attendance.

**CALL TO ORDER**

The meeting was called to order at 7:30 p.m. by President David Freeman. Six (6) members were in attendance.

**OPEN FORUM**

Mr. Freeman opened the Member Comments portion of meeting.

**Jean Stroup** thanked the Board for their efforts in the renovation of the Bar-K Pavilion. She said she believes the Johnson family is very proud. **Mr. Freeman** and other Board members thanked her for her comments and added that there are still a few things to be completed before it opens but they are all looking forward to it.

**Brad Carter** asked about the status of extending the low water boat ramp. **Mr. Gibson** said it's been under discussion but they haven't done anything about it. **Mr. Freeman:** If you extend it, you couldn't get out. **Mr. Carter:** The ramp is plenty usable before you move the marinas in front of it. When it was poured, it was understood that the contractor could come in at any time and extend the boat ramp. I'm curious why that hasn't been done yet. **Mr. Freeman:** Other options are being discussed, such as putting a low water ramp in some other park. **Mr. Carter:** Why? **Mr. Freeman:** Because everything goes into Bar-K, and Cody Park might be an option. **Mr. Carter:** That option was discussed back in 1997. Why don't you just extend the one that's already in place? The website says it usable to 644 but it was closed at 646 with plenty of usage still available. It could be extended another 40 feet now and still be usable when the water comes back. **Mr. Freeman:** We'll ask Parks Manager Gregg Evans for his recommendations. **Mr. Gibson** confirmed that they are anxious to get something done for the members, even if it's just pouring some gravel so they can continue using it. Both **Mr. Freeman** and **Mr. Gibson** remarked on the cost of pouring concrete as around \$25K and the need to allocate funds for it. **Ms. Sorchevich** stated that Mr. Evans had recently indicated a cost of between \$40-45K which she believed to be for the extension only, not a new ramp.

Continuing the discussion, **Blaine Standiford** added that Bar-K has some flat areas that could be used. **Armando Flores** asked if anyone has ever investigated pre-fab ramps that can just be dropped in although he doesn't know about the cost. **Mr. Standiford** said they use that type of thing in the military. **Mr. Flores** understood that it's difficult to spend money on something that will be underwater when the lake is up and you can't get to it. **Mr. Gibson** said they already did that once and the staff did a great job of timing it so when the marina ramp goes dry, the low water ramp is available within about a foot. **Mr. Flores** continued that if Bar-K, indeed, has a gradual slope, it could be the appropriate spot to have a ramp that is usable when the water is this low. **Rollin Siefken** stated that typically the water comes up before they're able to get anything done. He hasn't seen the lake this low in 30 years and, if possible, this would be the most ideal time to address it. **Mr. Gibson** said the last time they poured down to the edge and then put several loads of rock. It was perfect timing and the lake came back up within two weeks to make it serviceable. Members were able to use the ramp for a good while before the \$25K disappeared underwater. He agreed that something should be done. **Mr. Carter** asked if the staff can alleviate some of the cost by doing some of the dirt work. He said the previous contractor, Mr. Ellis, complained that he wasn't supposed to do the dirt work; he was just supposed to pour the ramp. **Mr. Carter** also said the estimate of \$45K seems outrageous. He thinks the \$20K paid last time was too high. **Mr. Gibson** stated they don't know the details of the estimate. **Mr. Freeman** said they will look at all options.

**Mr. Carter** also had a question about the Emerald Park stairway going down to the loading dock. He noted that in a previous meeting, Mr. Gibson had indicated it was dangerous. **Mr. Gibson** acknowledged that nothing has been done yet. **Mr. Carter** said that he spoke with Gregg Evans and was told "Enough money has been spent on that park and no more money will be spent there." He also said that the dock is about to go aground and one of the wenches is ripping off the side and becoming unusable. He said it shouldn't cost much to drop two more anchors, outbound, to utilize that dock. **Mr. Gibson** said they will leave that decision with the General Manager and her staff.

With no additional member comments, this portion of the meeting was closed.

#### **APPROVE MINUTES (SHAFFORD)**

Secretary Shafford presented the July 2009 Minutes for review. Motion to approve was made by Mr. Gates and seconded by Ms. Halsted. All in favor; minutes approved as presented.

#### **TREASURER'S REPORT (GIBSON)**

Mr. Gibson reviewed the Treasurer's Report which was also provided in the handouts for all attendees. He stated that the Corporate Operating Expenses exceed the budgeted amount by approximately \$6K, primarily due to attorney fees. The 2009 total year-to-date expenses exceed 2008 by \$233K, mainly due to the Bar-K repairs. The 2009 income exceeds 2008 by \$46K. The major sources of income continue to be member dues, marina dues, and transfer fees. He gave the current status of the Certificates of Deposit, Income and Expenses. He ranked the Expenses YTD with Corporate, Administration and Parks at the top. The original 2009 Budget was \$360K and has been amended to \$395K due to substantial Capital Projects. He noted the substantial

projects recently completed as Bylaw revisions, gate installation upgrades, and marina moves. Bar-K reconstruction is nearing completion. Total checking/savings is currently at \$563,708 with a Year-End Cash Projection estimated at over \$241K. He concluded the POA is in a “good” financial position. His recommendation is to review the proposed Marina principle payment next month after completion of Bar-K construction and marina move expenses are paid. No questions or comments arose from the BOD. Mr. Gates made a motion to approve the July 2009 Financials and was seconded by Mr. Shafford. All in favor; financials were approved as presented.

### **GENERAL MANAGER’S REPORT (FREEMAN)**

- 1. Transfer Fee Update:** Mr. Freeman reminded the audience of last month’s discussion regarding a request from the real estate community to reduce the transfer fee. After reviewing all the facts, the BOD has decided not to change the \$300 transfer fee. He will notify the real estate community as well.
- 2. Reservations for 2010/Fees on Fridays:** There will be a vote later in the meeting to address clean up fees for Fridays in addition to the already approved Saturday and Sunday fees. Mr. Freeman checked and found that between the Activity Center and K-Oaks, the amount spent on contract cleaning labor totals approximately \$35K so far this year. They are trying to recoup a portion of that money.
- 3. Marina Drought Expenses - Update:** The expenses have been around \$13K, much less than projected.
- 4. Use/Misuse of POA Access Cards (including City Employees):** Mr. Freeman stated that now that the gates have real-time access information, it has become more obvious that there are many violations in the use of the facilities. It has been going on for years but only now we know how severe it is. He personally witnessed the misuse at Emerald Park and stated there will be tighter enforcement of the rules. Changes are coming, including the towing of vehicles. He recognized that there are a small percentage of members abusing their privileges and not being fair to all of the other members. Mr. Shafford added: “For any program like this to work, we need member participation. Members will need to help police their facilities or it won’t work no matter what we do. We would like to have all of our members help as much as possible, instead of hindering.” Mr. Freeman agreed, saying that we don’t have a Ranger for each park so any member who sees an infraction should notify a Ranger. **Blaine Standiford** commented that getting a tow truck to Lago Vista on a Saturday could be a problem; they might want to consider a boot program or ask LVPD to handle as a trespass instead. Mr. Shafford & Mr. Freeman indicated they are not at that point yet. **Nancy Oliver** mentioned placing a notice in the LOG about a neighborhood watch type program. Mr. Gibson said the LOG isn’t dependable and Mr. Freeman agreed, saying they distort everything that goes in there. However, the information will be in the newsletter that comes out in a few weeks.
- 5. Facility Ramp Usage:** This was covered in Item 4 above.

6. **Alcohol Usage at Facilities:** A sign will be posted at all facilities stating that the LVPOA has no responsibility when alcohol is served at parties, functions, etc. The sign will read something like this: “When alcohol is being provided in this facility, all liability arising from that service will be the responsibility of the Member, the Group or the Club reserving the facility. Alcohol shall not be served to minors.” There were two DWIs a few months ago after an event at K-Oaks and one was in an accident in Cedar Park. Local police are in agreement with what we are planning.
7. **Park Closing Times:** The Board is looking at closing the parks to vehicular traffic from midnight to 6 a.m. with one or two exceptions, including Marina Park. This doesn’t stop foot traffic at any time.
8. **Fees/Fines/Towing:** This was also discussed briefly in Item 4 and will be covered in the newsletter.
9. **Adult Swim Times:** The Board is looking at a time period for kids only and a time period for adults only.

### **OTHER BUSINESS (SORCHEVICH)**

1. **Bar-K Update:** The facility is almost finished. The contractor has two items left to complete: (1) partitions in the men’s room should be finished by the evening of August 21 and (2) brackets for the rollup doors should also be completed by August 21. That leaves the epoxy floor which is scheduled for August 24. Bottom line is that the facility should be complete by the end of the month. Mr. Freeman stated that he spoke with the Vice president of Northshore and he indicated the door modification would cost approximately \$4200. Mr. Freeman said they have held back the last payment of \$16K and assumed the LVPOA is not expected to pay an extra \$4200 since they bought a turn-key system. He asked Ms. Sorchevich to confirm with Northshore. He also said that the issue with the door is one of safety to members. Ms. Sorchevich noted that the doors come down too fast and getting them adjusted properly is time-consuming but critical. Mr. Freeman also asked that a final walk-through be arranged before final funding.
2. **BOD Candidates:** Ms. Sorchevich announced that there are currently six (6) official candidates for the two (2) positions that are becoming available on the Board of Directors. The deadline for filing is Friday afternoon at 5:00 p.m. Requirements are submission of a biography describing why they want to be on the Board and a digital photograph. Once the information has been received, it will be published. The Meet the Candidates Night will be on Monday, September 21, and run by the President’s Council. Mr. Freeman read the candidates’ names as Jon “J.R.” Hall, Barry Savage, Nancy Oliver, Joanne Molloy, Steven Fox and Blaine Standiford. Mr. Gates added that another potential candidate called today but hasn’t filed her information yet. He said that the effort of running an ad, as well as putting signs out, to attract candidates has worked well.
  - a. Deadline for Filing – 8/14/2009 at 5:00 p.m.
  - b. Candidates’ Night – 9/21/2009

### **ITEMS TO BE VOTED ON (FREEMAN)**

**New Bylaws:** Last month, the new Bylaws were published and presented. They were also available as handouts at the last meeting and tonight's as well. Mr. Gates made a motion to accept as proposed and written. Ms. Halsted seconded the motion. All approved; motion carried.

**Extending the Set Up/Cleaning Charge to Fridays:** Before taking the vote, Mr. Shafford requested confirmation that members will be notified at sign-up of the fee for next year. Ms. Sorchevich confirmed that is correct. Ms. Halsted made a motion to approve; Mr. Gates seconded. All approved; motion carried.

### **ANNOUNCEMENTS**

The next meeting will be Thursday, September 10, 2009 at 7:30 p.m. at the Activity Center Bluebonnet Room.

### **ADJOURNMENT**

The motion to adjourn was made by Ms. Halsted and seconded by Mr. Gibson. All in favor and the meeting was adjourned.

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Dave Shafford, Secretary  
Lago Vista Property Owners' Association, Inc.