

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

December 10, 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, December 10, 2009 at 7:30 pm. Board members present were President Dave Freeman, Vice President Dave Shafford, Treasurer Nancy Oliver, Secretary Jo Anne Molloy and Director Gary Gates. 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 Dave Freeman. One member was in attendance.

**ANNOUNCEMENT**

President Freeman makes the announcement that a change has been made for Board Meeting times beginning in January of 2010. The meeting times are as follows:

- Regular Monthly Meetings of the Board of Directors will be the 2<sup>nd</sup> Thursday of the Month @ **7:00pm** in the Bluebonnet Room of the Activity Center.
- Monthly Work Sessions of the Board of Directors will be @ **8:00am** at the K-Oaks Clubhouse.

**OPEN FORUM**

**(With no member comments, this portion of the meeting was closed)**

**MINUTES (MOLLOY)**

**Secretary Jo Anne Molloy** presented the November 2009 Monthly BOD Minutes and the 2009 Annual Meeting of the Members Minutes for review. Motion to approve was made by Director Gates and seconded by Treasurer Oliver. All in favor; the Minutes are approved as presented.

## TREASURER'S REPORT (OLIVER)

**Treasurer Nancy Oliver** presents the financial report. No questions or comments arose from the Board of Directors. **Director Gates** made a motion to approve the November 2009 Financials. The motion was seconded by **Vice President Shafford**. All in favor; financials are approved as presented.

## GENERAL MANAGER'S REPORT (SORCHEVICH)

1. **Boat Ramps Update:** Emerald and the Low-water ramp are open. The low-water ramp will soon be under water. The original ramp in Marina Park is soon to be at usable stage. There is currently an issue of an electrical cable which is lying across the ramp at the present time, which provides power to one of the marinas. Arrangements need to be made to properly and safely cover, with a metal covering, or submerge the cable, by cutting a groove into the concrete ramp, prior to usage by vehicles. **President Freeman** asks, at what point the Marinas will be moved back into the cove. **GM Sorchevich** states that the current plan is at or about 660'. She states this is not an absolute number. We are trying to avoid bringing them back into position, only to have to move them back out again. Our Marina manager is monitoring this very carefully and is in contact with a representative at LCRA. **Vice President Shafford** makes a suggestion to place some sort of 2"x 4" support over the cable, since this is just a temporary situation, rather than trenching the concrete. **GM Sorchevich** takes this on as an Action Item.
2. **Ranger Program Update:** Daily logs are being kept. Regular meetings are being held and another meeting with LVPD will be scheduled soon. This program is an ongoing work-in-progress. **President Freeman** asks if the Rangers are aware of the procedures at K-Oaks during functions. **GM Sorchevich** states that the Ranger Manager has a procedure in place and has reviewed that with the Rangers. (Further discussion, involving different case-scenarios at K-Oaks took place between the BOD and the GM) **Treasurer Oliver** inquires on the Audit of the Ranger Program that had been written by VP Shafford and prior Treasurer Gibson. **Ms. Oliver** asks how the progress is going in the Ranger program as it relates to that Audit. **VP Shafford** states that he feels, under the management of the GM, the program is being developed and will take some time to be fully in place. **President Freeman** makes a suggestion to perform another Audit in the Springtime of 2010. All BOD members agree. **Treasurer Oliver** makes the suggestion to have Park times published on the web site. **GM Sorchevich** takes this as an Action Item.
3. **Research on Land Lines:** Cellular technology does not work well with our security gates. This technology was tried last year and failed. Thus, the decision was made to go back to the land-line technology.
4. **Marinas:** (this Item was discussed above in #1.)

## ITEMS TO BE VOTED ON (FREEMAN)

1. **2010 Budget (attached):** The 2010 Budget has been provided in the Member Handouts. President Freeman asks if there are any further questions from the Board concerning the Budget. (The BOD briefly discussed one of the items on the 2010 Budget, namely the Ball Moss issue.) **GM Sorchevich** asks for a meeting with the BOD, now that the money has been approved, to determine how best to accomplish this CAPEX item. She will come to this meeting with a plan proposal based on the meetings she will have with contractors in the interim. **Board Member Gates** makes a motion to accept the 2010 Budget, with the understanding the some monies may need to be moved from CAPEX to OPEX due to the Ball Moss item. **VP Shafford** seconds. All in favor and the budget is approved as presented.
2. **Events:**
  - a. **Reconsideration: 2010 Spring and Fall Expos:** **Board Member Gates** makes a motion to deny the reconsideration of the 2010 Spring Expo location, stating that the original decision at last month's meeting will stand. **Board Member Gates** states that this decision was based on the volume of bookings already at K-Oaks and that the Expos are Commercial Events. **VP Shafford** also states that it is the BOD's desire to begin introducing the Grande Pavilion's availability. **President Freeman** states that the BOD does not object to the Expos, but would just like to see them held at the two different locations. (Spring Expo will be held @ the Grande Pavilion and the Fall Expo will be held @ K-Oaks) **Secretary Molloy** seconds. All in favor and the reconsideration was denied.
  - b. **Boy Scouts @ Campgrounds:** A request was submitted by the BoyScouts for use of the Campgrounds on March 26-28<sup>th</sup>, 2010. **Secretary Molloy** makes a motion to accept the request. **VP Shafford** seconds. All in favor and the request is approved.

## ANNOUNCEMENTS

The next meeting Regular Meeting of the Board of Directors will be Thursday, January 14<sup>th</sup>, 2009 at 7:00pm in the Bluebonnet Room of the Activity Center located at 2601 American Drive.

## ADJOURNMENT

There being no further business to discuss, a motion to adjourn was made by Treasurer Oliver and seconded by Vice President Shafford. All in favor and the meeting was adjourned.

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Jo Anne Molloy, Secretary  
Lago Vista Property Owners' Association, Inc.