

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

February 12, 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, February 12, 2009 at 7:30 pm. Board members present were President David Freeman, Vice President Gary Gates, Treasurer Richard Gibson and Secretary Dave Shafford. Director Ginger Halsted was not in attendance. 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. Thirteen members were in attendance.

**Open Forum**

Mr. Freeman opened the Member Comments portion of meeting. **Mr. David Monaco** of Arrowhead Point stated that he had already expressed concerns to the BOD about having post and cable close to his home, which is located next to Arrowhead Park. He restated his concerns about the devaluation of his property if post and cable is used. A neighbor, Rod Prothero, asked him to convey his views as well since he was not in attendance. Per Mr. Monaco, Mr. Prothero wants no post and cable or gate. Mr. Monaco stated they had just come from a meeting with the people that are on Green Shore Park who are organizing a group to express their concerns about what is being done in the parks that border residential areas. Mr. Freeman asked if they are aware of the POA member surveys which overwhelmingly support the need for security in the parks. Mr. Monaco said he understands the need for security and is not opposed to gating the park but does not support using post and cable. Mr. Freeman stated that the BOD is not trying to alienate individual members but has an obligation to respond to concerns from 9500 members. Mr. Monaco said that is totally understandable and he feels Mr. Freeman would express concerns if his property was being affected. Mr. Freeman thanked him for his input.

Mr. Jim Dougherty stated that he is confident some type of fence will be erected at Arrowhead and asked the BOD to consider a static opening for golf carts to save wear and tear on the gates. He estimated 20-50 golf carts per day going into the park. Mr. Freeman stated they would look into that option. He also stated that BOD members will walk the park next week with the Parks Manager. Mrs. Monaco asked that they be included in that venture. Mr. Freeman stated they don't know exactly when they can get this together but want to see exactly what options are available. Further discussion ensued regarding: an additional access road that is currently blocked; fencing ordinances versus traffic control barriers; installation of electricity; and site development plans versus an artist's rendering. Mrs. Monaco said they were happy to see the

electric being put underground and asked that the BOD consider the impact on the neighbors before making their decisions.

Ms. Shirley Davis, a non-resident property owner, represented a bridge group that was notified they were not in compliance of the LVPOA policy of signing in. She stated they then tried to comply by using the printed roster but found it to be incorrect. She wants clarification on LVPOA policy regarding who is allowed to come as a guest and who is not. In addition, she said she resents being asked to check in and feels it is an invasion of her privacy because it tracks what building she is using and what groups she is attending. Mr. Freeman asked Rick Hanley, the Facilities Manager, to explain the policy and why it exists. Mr. Hanley stated that the BOD decided there was a need to determine how many members versus non-members are using the facilities. This would allow them to have factual data, going forward, regarding the potential need for new facilities. He stated that he received complaints from people that couldn't join clubs because they were full of non-members who weren't paying anything for using the facilities. He then explained the Social Club Membership (SCM) and how it works. Ms. Davis said she is willing to provide the number of people attending but not to discern between members and non-members. Mr. Gibson added that they are protecting the rights of the property owners, and need to understand who is using the facilities to plan for the future. Mr. Freeman also stated the reasons for setting up the SCM program, which costs \$15 per year for a single or \$25 for a couple, and that the program was well-received.

A member from a different group, Ms. Lorraine Mundt, stated that the roster they were provided for their check-in was also incorrect last week. Mr. Hanley said that they originally expected to have a sign-in sheet used each time, but decided to provide a printed roster with only a checkmark required for convenience. Since the groups provide the names for the roster, he will check into why they were not correct.

Ms. Davis asked what the penalty is for not completing the form. Mr. Freeman replied there was no penalty, but she would be doing an injustice to her fellow property owners by bringing people in constantly who are not property owners and using our facilities. She then stated that she is a community person, not a resident, so she looks at things differently. Mr. Freeman reminded Ms. Davis that this is a private POA, not the "community" POA. Mr. Hanley answered that clubs are able to schedule their events and reserve facilities a year in advance, far ahead of individual owner's requests. In order to retain these privileges, they are expected to follow the policies.

The next question came from Mr. Monaco, who asked about a possible marina move involving Green Shore Park and also if there was any consideration for dry stack storage of boats. Mr. Gibson stated the financial and practical reasons for looking at moving one of the marinas and that more study would be required before any option could be fully developed. The BOD members stated that there is no current plan for a marina move and no plan for dry stack storage.

Mr. Freeman noted that marina fees have been subsidizing LVPOA dues for many years. Member and previous General Manager, Rollin Siefken, stated that the total cost of the marina was paid for by 1999. Mr. Gibson stated that depreciation on a capital investment is still a factor.

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

## **ITEMS TO DISCUSS**

Mr. Freeman announced the resignation of General Manager, Terry Martin. Until a replacement is found, Mr. Freeman will be Acting General Manager.

### **Approve Minutes (Shafford)**

Secretary Shafford presented the revised Minutes from the January 6 2009 Work Session for review. Motion to approve was made by Mr. Gates and seconded by Mr. Gibson. All in favor; minutes approved as presented.

Secretary Shafford presented the Minutes from the January 8 2009 Regular Meeting for review. Motion to approve was made by Mr. Gates and seconded by Mr. Gibson. All in favor; minutes approved as presented.

### **Treasurer's Report (Gibson)**

Mr. Gibson reviewed the Treasurer's Report in detail. He noted the major contributors to income are member dues, marina dues and transfer fees. Pending substantial projects include the Bar K project, gate installations, LVPOA Bylaws and PDD efforts. He concluded that the POA is in a good financial position to start 2009, and we should continue to monitor expenses and minimize where possible. His personal recommendations remain similar to last month and include: BOD to review/plan CD investments; BOD define plan for marina loan reduction; BOD to determine finances and plan for Bar K using a \$100K budget; BOD to determine how the Salary Guide/Positions will affect future budgets and member dues. Due to the national economy, the BOD is acting in a conservative manner regarding capital projects. They will continue to review projects to see if the needs change and adjust as necessary. Motion to approve the January 2009 Financials was made by Mr. Gates and seconded by Mr. Shafford. All in favor; financials were approved as presented.

### **General Manager's Report (Freeman)**

- 1. 2009 Assessments Update:** At just over \$911K to date, the collection of assessment fees is slightly ahead of this time last year.
- 2. Announcement of GM Position:** The announcement was made earlier in this meeting.
- 3. Water Tap at Emerald:** The water tap has been put in. Hopefully, we can begin getting vegetation better established during this drought.
- 4. Opening/Closing Gates (Midnight to 6 A.M.):** This discussion was postponed until the next Work Session.
- 5. Turnback Canyon Regatta:** A motion to approve the May 23-24 request for the Turnback Regatta at Bar K Park was made by Mr. Shafford and seconded by Mr. Gibson. All approved, motion carried.

- 6. Spring Expo and Holiday Expo:** A motion to approve the Spring Expo on April 19<sup>th</sup> and the Holiday Expo on November 8<sup>th</sup> (both at K-Oaks Clubhouse) was made by Mr. Gibson and seconded by Mr. Shafford. All approved, motion carried.

**ITEMS TO BE VOTED ON (Freeman)**

None other than Items 5 and 6 as noted above.

**OTHER BUSINESS**

No other business was discussed.

**ANNOUNCEMENTS**

The next meeting will be Thursday, March 12, 2009 at 7:30 p.m. at the Activity Center Bluebonnet Room.

**ADJOURNMENT**

The motion to adjourn was made by Mr. Gates 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.