

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

January 8, 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, January 8, 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. 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. Three members were in attendance.

Open Forum

Mr. Freeman opened the Member Comments portion of meeting. **Mr. Rod Prothero** of Arrowhead Point stated that he lives next to Arrowhead Park. He had been out of town recently and came back to discover that gates are being erected at the parks. **Mr. Freeman** acknowledged that we have a program to put gates at all parks eventually. He noted the new gates are low-profile and are only 2 ½ feet tall. **Mr. Prothero** stated his concerns were the same as a few years ago: intrusiveness since it is so close to their home, traffic issues, and power lines. **Mr. Martin** stated that there would be no power lines due to the floodplain. He also stated that the current plan is to put the gates down at the circle, thereby alleviating some of the earlier concerns. Post and cable would be used so people can't just pull around the gate. **Mr. Gibson** asked if gating the park would not eliminate some of the traffic issue raised. **Mr. Prothero** stated they don't currently see traffic as an issue, other than Tuesdays being busier than average. **Mr. Freeman** said it could be that as the other parks are gated and people cannot get in, more people will go to the ones that are not gated and increase the traffic there. **Mr. Prothero** suggested the funds be used towards C Dock, or the pool. **Mr. Gibson** stated that repair of C Dock will require a much more significant amount of money than gating a park. **Mr. Freeman** stated the BOD will try to work with them and listen to all concerns and complaints.

Mr. Rollin Siefken of Conestoga Cove asked if the November Annual Meeting Minutes were available. **Mr. Martin** stated that the Minutes are voted on at next year's annual meeting and are traditionally published at that time. At least that's the way it's been done for the past four years. **Mr. Martin** inquired about the process used when Mr. Siefken was involved with the BOD. He responded that they were written right away and voted on in the December meeting. **Mr. Martin** noted that the BOD is considering some changes and that process will be reviewed.

Mr. Siefken also noted that there is a fee for non-members to use our facilities, \$15 per person or \$25 per couple. He states that he's been playing a lot of bridge at the Point Venture Clubhouse, so do a lot of his friends, and they aren't charged anything. He said it seems there must be a reason for doing this, maybe tracking the usage of the facilities by members versus non-members. He says there's a lot of exchange going back and forth and he's hearing from other people about this. To him, unless there's a real problem with use of the facilities, he doesn't think we should charge. If it becomes a problem and members are having a problem getting in, then we should consider charging. **Mr. Freeman** stated that is already the case. For example, the Country Western Dance Club has a huge membership, the majority being non-POA members. Remember, *guests* are still allowed; you can be a guest 2 times without any fee. But regular users are being charged. **Siefken:** So, you're saying it is already a problem? **Freeman:** Yes. Another example is a club has 50% participation by non-POA members and they use the K-Oaks 50 weeks per year. It's a problem. Also, when the economy recovers, these large developments are going to be moving forward and we'll have a lot more activity. So, this is a preventative measure as well. **Halsted:** In fact, we may not be able to do it at all and only allow members. **Gibson:** We certainly don't want to deny members. **Siefken:** I can understand that. Another topic raised by **Mr. Mitchell:** If the website is to be used as a form of notification, there must be an archive created for the information proving that deadlines were met. **Mr. Martin** reported that this is already being addressed by staff.

The next question came from **Mark Leichty** who wanted more information on the renovation of the Bar-K building. He is the parent of a wrestler and the building is currently used for wrestling practice and other workouts. He is concerned that the building will be torn down or turned into an open pavilion and no longer available for the programs currently using it. **Mr. Gibson** stated that plans are still undecided but a pavilion is the leading option. However, tearing it down completely is not in the plans. **Leichty:** When will it be back on the agenda? **Freeman:** We've got a meeting scheduled next week to review the surveys. **Leichty:** Will it be an outdoor facility or still some enclosure? **Freeman:** We don't know yet, the leaning is towards a pavilion-type structure.

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

ITEMS TO DISCUSS

Approve Minutes (Shafford)

Secretary Shafford presented the revised Minutes from the December 9 2008 Work Session for review. The revised version exchanged the Vice President and Director names to show their respective new roles. No other changes were made. Motion to approve was made by Mr. Gibson and seconded by Ms. Halsted. All in favor; minutes approved as presented.

Secretary Shafford presented the revised Minutes from the October 2008 Regular Meeting for review. The revised version corrected the meeting location from K-Oaks to the Bluebonnet Room. No other changes were made. Motion to approve was made by Ms. Halsted and seconded by Mr. Gibson. All in favor; minutes approved as presented.

Secretary Shafford presented the Minutes from the December 11 2008 Regular Meeting for review. Motion to approve was made by Ms. Halsted 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 a slight deficit of \$51K in 2008, based on extensive capital projects, K- Oaks, and an unbudgeted \$38K marina move. He also stated the BOD is reviewing a possible reconfiguration of the marinas to decrease marina expenses. Pending substantial projects include the Bar K project, and gate installations. 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. There is a less aggressive capital plan this year which will help. His personal recommendations include: BOD to review/plan CD investments; BOD define plan for marina loan reduction; BOD to schedule a special meeting to review 2008 finances and adjust to avoid deficit spending; BOD to determine finances and plan for Bar K; BOD to determine how the Salary Guide/Positions will affect future budgets and member dues. Motion to approve the December 2008 Financials was made by Mr. Shafford and seconded by Ms. Halsted. All in favor; financials were approved as presented.

General Managers Report (Martin)

- 1. Campground, Cody & Emerald Gates:** The new picnic tables are now in at Emerald Cove Park. Mr. Martin stated that gate installation is in process. The Campground system has had a few problems so some changes are being made to correct the problem. All three gates should be operational within the next week or so, depending on the weather. Mr. Gibson asked if there is a plan to provide easier access to the picnic area and Mr. Martin confirmed that access will be addressed.
- 2. Fourth of July Donations:** The BOD decided to allow Ann Murrow and her team to put out donation cans as a one-time experiment this year to see how it is received.
- 3. Survey:** The survey was discussed previously and hopefully, everyone in the room received and answered theirs. The BOD will hold a special meeting next week to discuss the results.
- 4. Christmas Lights:** Ann Murrow wanted to donate extra lights each year with the POA being responsible for putting the lights up. Due to staff limitations, it was decided to have the POA pay for any additions in order to control the scale of the effort required.

ITEMS TO BE VOTED ON (Freeman)

None.

OTHER BUSINESS

No other business was discussed.

ANNOUNCEMENTS

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

ADJOURNMENT

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

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