

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

June 14, 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, June 14, 2007 at 7:30 pm. Directors present were President David Freeman, Vice-President Ginger Halsted, 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. We had nine members in attendance.

MEMBER COMMENTS

Member Rollin Siefken inquired about the status of clubs getting their deposits back as promised in the May meeting. The GM insured Mr. Siefken that the deposits would be returned by the end of June.

Member Mr. Smith wanted to know what the POA intends to do about non-members launching at Emerald Ramp. The GM reminded Mr. Smith that the problem is not new and that we do not own the land surrounding the ram. As such in order to control the ramp we would have to commit a resource to guard the ramp and that is not practical. The GM invited Mr. Smith to the next meeting where the BOD intends to unveil a plan that will shed light on his concern.

ITEMS TO DISCUSS

1. **Approve Minutes (Brumley):** The minutes to the May 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 (Brumley):** Acting Treasurer **Bill Brumley** presented the May 2007 financials.

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

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

- a. LRPC Newsletter/Survey: Discussed the effort undertaken by the Long Range Planning Committee entering the data from the more than 900 surveys received. After the data is entered the LRPC will then synthesize the data for their final report.
- b. Lake/Marina Report: Discussed the current lake conditions and informed the members that all marinas were in their normal lake position.
- c. Membership Identification Placards: Discussed the efforts by the Park Rangers to attain the lofty goal of members only and their invited guests in the park. He mentioned a learning point which is that it is much easier to control the access to the parks at the entrance rather than chase people out of the parks once they are in and have sent their kids to the lake to swim and set up their picnic. Emphasized the need to have anyone who uses the parks to have an identification. He mentioned that stickers and placards are available almost 12 hours a day 7 days a week between the office and the swimming pool.
- d. Campground: Discussed changes made to the campground that allow us to manage the amenity without a full time attendant. He also discussed future considerations like a security gate and a reservation system.
- e. Cody Park Marina Assembly: Discussed the rationale of the BOD granting Winston Capital permission to assemble their 30 slip marina in Cody Park. He informed the members that we had a Letter of Agreement with Winston Capital that directs the times and conditions for the assembly. We also have the right to ask them to leave with a one day notice.
- f. Courtesy Docks: Discussed the Emerald courtesy dock and explained that as long as the ramp is closed the courtesy dock at Emerald will remain unattached to land. We do not want to encourage anyone to use that ramp.
- g. 4th of July Parade: Discussed the POA's participation in this year's parade. He said that this is the first time that the POA has had an entry in the parade and that we hope the members will be excited by our participation. He also mentioned that we will be promoting family friendly values.

ITEMS TO BE VOTED ON (Freeman)

- a. Lions Club Donation Defibrillator: The Lions Club wants to donate a heart defibrillator (see attached letter) to be mounted and used in the K-Oaks Club house. Freeman indicated that if this is successful the POA should look into putting them in all facilities. Motion to approve made by Director Kurt Tessnow and seconded by Vice President Ginger Halsted, no further discussion. All in favor. Motion carried.
- b. Jet Ski Park: Member petitioned the BOD (see attached letter) to consider allowing Personal Water Craft (PWC) to use parks to launch instead of requiring them to use the boat ramps. The GM recommended trying Cody Park under the conditions that we choose the temporary location and also provide a designated area for the trailers and towing vehicles to park. He went on to recommend that the PWC be limited to Jet ski's, Kayaks, Canoes and small motor boats. Bill Brumley recommended that it be for Jet ski's, Kayaks, and Canoes only. Motion to approve with modification by Bill Brumley was made by Director Kurt Tessnow and seconded by Vice President Ginger Halsted, no further discussion. All in favor. Motion carried.
- c. Fitness Center Age Requirement: A member requested the BOD (see attached letter) consider allowing children under 18 to use the fitness center. The GM recommended

- a trial period with the stipulation that the age be from 13 to 18 as long as the child was accompanied by their parents or legal guardian. Motion to approve made by Director Kurt Tessnow and seconded by Vice President Ginger Halsted, no further discussion. All in favor. Motion carried.
- d. Highland Lake Villas: A member requested that the BOD (see attached letter) consider letting residents of Highland Lake Villas have choice of either prorating their 2007 assessments from May to December or waiting until January 2008 to start paying annual assessments. The GM gave the back ground. Through an internal audit the newly started property division of the POA discovered that the Highland Lake Villas were not part of the POA and should be. Once this was discovered a letter was sent to the residents of the Highland Lake Villas informing them that they would not be responsible for back assessments but that they by contract are part of the POA and are expected to pay 2007 assessments. This letter was sent to them in May. Since this is unprecedented the GM recommended approving the member's request. Motion to approve made by Director Kurt Tessnow and seconded by Vice President Ginger Halsted, no further discussion. All in favor. Motion carried.
 - e. Associate Members: Several applications for membership were read. Motion to approve made by Director Kurt Tessnow and seconded by Vice President Ginger Halsted, no further discussion. All in favor. Motion carried.

ANNOUNCEMENTS

The next meeting will be Thursday, July 12, 2007 in the K-Oaks, at 7:30 P.M.

ADJOURNMENT

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

Richard Gibson, Secretary
Lago Vista Property Owners' Association