

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

May 13, 2010

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, May 13, 2010 at 7:00 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 7:00 p.m. by President Dave Freeman. Twenty-three (23) members were in attendance.

OPEN FORUM

President Freeman begins the open forum by pointing out to the membership that two different versions of THE LOG had been distributed this week. This was important to note because the LVPOA had placed a half-page article on Page 2A in the paper that did not reach all households in Lago Vista. The Lago Vista issue contained an excerpt of the POA Covenants in regards to Members and Common Properties. The Board has a responsibility to 9200 members, as a whole, and not just the 61 members living adjacent to the POA's nine parks.

Editor Mike Parker from THE LOG stands and addresses the issues, by first, apologizing to the members and stating that the article will run again in next week's issue.

POA Member Stan Aldrich states that while he can appreciate the Board's responsibility to the members, he doesn't feel the Marina Park property owners were responded to in a manner that was prudent. Mr. Aldrich refers to non-response to phone calls, e-mails, meetings and/or walk-throughs by the POA.

President Freeman reminds Mr. Aldrich that it was not the POA that continued to cancel the walk-through meetings. Also, stating that the rescheduling just could not go on indefinitely.

Director Gates agrees with President Freeman and also asks for an apology from Mr. Aldrich to General Manager Sorchevich for the inappropriate article that was placed in THE LOG by the group of members that Mr. Aldrich is speaking of.

POA Member Stan Aldrich agrees that an apology is probably appropriate, but feels that Marina Park members deserve an apology as well.

President Freeman states that the bottom line is that the members adjacent to

Marina Park simply do not want the post and cable to be installed at all.

POA Member Stan Aldrich states that they do not want it and they do not believe the Board was justified in putting it up.

President Freeman states that the Board is interested in consistency throughout all POA parks, which is one of the reasons for the article being published in THE LOG.

POA Member Stan Aldrich states that if the Board does not begin to work with its property owners, Lago Vista will become an ugly place to live.

President Freeman states that the relationship has to be a two-way street. Members quite often do not participate in their monthly open Board meetings unless there are complaints.

POA Member Loraine Mundt states the post and cable issue came up about 5 years ago in Arrowhead Park. Ms. Mundt states that although she had to remove a sprinkler system that they knowingly placed on POA property, she claims that the POA removed an Oleander bush that was on her property, prior to the placement of the post and cable.

President Freeman states that he recalls the Arrowhead post and cable issue very well. He cites several encroachment issues that were well within 40-50 feet into POA property. The Board cannot ignore encroachment issues, nor can it allow them to continue.

POA Member Loraine Mundt does not understand the harm of property owners maintaining property that belong to the POA.

POA Member Connie Mauer states that she is a property owner that is included in the other 9200 POA members. She stands in support of the Board's decision to delineate POA park boundaries. She also states that these adjacent property owners should have surveys of their own properties that show them the boundaries in which they can develop their properties. The survey does not give them the right to tell others what to do outside those boundaries. Ms. Mauer also feels that a portion of her POA Annual Assessment has been used for the concessions already made for these particular property owners. Ms. Mauer refers to these property owners as bullies, hounding the Board only to get what they, the property owners, want for themselves. She is not in support of her POA assessments being used in this fashion.

POA Member Glen Overton commends the GM on the POA Mission statement. Mr. Overton is very disappointed that posts only being 18" high has not been adhered to.

President Freeman states that a review of the past audio files to clarify what the Board had actually voted on took place. It became apparent that the vote was to reduce the height of the posts, so that the cable height would be 18 inches.

Vice president Shafford states that this was lower than the POA's standard post and cable heights.

President Freeman takes responsibility for the misinterpretation and the delivery of that during the meeting which took place between Mr. Overton, Ms. Sorchevich and himself.

POA Member Glen Overton feels that the POA is now more concerned with become legalistic in its views, rather than a family-friendly organization, by hiding behind the Covenants.

POA Member James Hund, a 26-year member, states that the encroachment issues were allowed by previous POA management. The rock wall he built was constructed from rocks he pulled from the POA park property. Mr. Hund states that the Board showed no respect to the property owners adjacent to Marina Park. Mr. Hund is offended by a statement made by President Freeman to M. Parker at THE LOG.

President Freeman clarifies his statement to M. Parker.

POA Member James Hund states that he is not happy with the Board's decision and he does not respect it. He is in agreement with Mr. Overton. Additionally, Mr. Hund states that should his grandkids get hurt on that post and cable, he's not going to the membership, he's coming to the Board.

POA Member Dorothy Lauterbach states that the posts seem to be at various heights. Ms. Lauterbach has concerns about stepping over the cable, safely, to access the Park.

President Freeman states that the ground, the terrain, itself, is not level. Therefore, the posts will be various heights in order for the cable height to remain at 18".

POA Member Dorothy Lauterbach is concerned about children's strollers or wagons entering the Park from her property. Ms. Lauterbach asks about having an open pathway from her property into the Park.

Director Gates asks why Ms. Lauterbach feels she should be allowed special entrance different from that of all other POA property owners.

POA Member Dorothy Lauterbach states that as a POA member she should be able to have access to the Park.

Unidentified POA Member asks the Board what its plans are for the Aquapalooza event. Which parks, etc., etc.?

President Freeman states the Board has agreed to open Cody Park only. The Board is still working with the Chamber of Commerce, LCRA, Lago Vista PD and Travis County, so the plans, in detail, have not been completed.

Unidentified POA Member asks why the Board would agree to open Parks to such a huge event.

President Freeman states that the Board has only agreed to one park, that being Cody. Due to the scope of the event and the lack of POA security, the Board agreed to open only one park to the public.

Vice president Shafford states that there are several different occasions when the Board agrees to open a park to a particular event. This is one of those occasions. There has been a lot of discussion concerning the pros and cons of opening a park and the Board has looked at all points of view prior to making its decision. The Chamber of Commerce will provide Liability coverage and Security for Cody Park.

Treasurer Oliver explains how the Board was approached by the Chamber of Commerce to utilize Cody Park as a way to support local vendors in Lago Vista.

Another Unidentified POA Member asks about the parking situation for Cody Park.

President Freeman states that parking is a problem. There has been an offer to utilize a 30-acre tract of private land that the Chamber can use for parking and possible shuttling to and from Cody.

Unidentified POA Member states that Aquapalooza is coming whether we want it or not. It is going to be huge.

President Freeman states that the Board is very aware that it is huge and it is terrifying. The Chamber has also offered to post “private property, no camping” signs that will be placed in other POA parks.

POA Member Living Adjacent to Cody Park is concerned about vandalism and lack of police security.

POA Member Pat Doty suggests an announcement to read that Cody Park is open for this event, but that all other POA parks will be closed.

President Freeman states that an announcement, as such, can be made. Mr. Freeman states, again, that the plans are still being discussed. All of the members’ concerns mentioned here tonight will be taken into consideration.

MINUTES (MOLLOY)

Secretary Jo Anne Molloy presented the April 2010 Monthly Minutes for review. **The time is 8:00pm.** 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 Oliver begins the financial report by announcing that the 2010 Capital Projects are staying within budget and on schedule. Ms. Oliver also mentions how well the bathhouse upgrades and fire pit repairs at the Campground is going. No questions or comments arose from the Board of Directors concerning the Financials. **Director Gates** makes a motion to approve the April 2010 Financials. The motion is seconded by **Secretary Molloy**. All in favor; financials are approved as presented.

GENERAL MANAGER’S REPORT (SORCHEVICH)(8:06pm)

Bar-K Bathhouse: The final walkthrough for the renovations is scheduled for May 14, 2010. Four picnic tables have been installed at the Pool Pavilion. A new card reader system will be installed at the new bathhouse in a couple of weeks.

Parks Update: Currently, we are researching the possibility of having water available at all parks, along with permanent restrooms. The GM will report findings as the information comes in. **Treasurer Oliver** mentioned the long-term desire would be to eliminate the expense of port-o-lets in the parks. The **GM** reports that young children are, apparently, still riding on the entrance gate at Bar-K Park. **President Freeman** inquires about installation of safety wheel covers on the gates. The **GM** reports that the Rangers reported a conversation with the child’s parents who were down at the shoreline at the time.

Marina and Ramp Update: Post and cable at Marina Park is in the installation process. Emerald boat ramp is still under water at this time. **President Freeman** comments on the possibility of marking the ramp through the usage of some sort of buoys. **Unidentified POA Member** states that his motorcycle is unable to open some of the gates at the parks. The **GM** will look into the issue.

Security Update: Meetings continue to take place in the Ranger Program. Rangers are preparing for a busy summer season.

Pool Opening: The swimming pool is scheduled to open Saturday, May 15th.

BOD Nominations: This year's chairman of the Nominating Committee is Nancy Oliver. Committee members are Mary Lyons and "Hoot" Gibson. Board Nomination informational signs will soon be posted at all POA facilities.

ITEMS TO BE VOTED ON (FREEMAN)

Aquapalooza: The Chamber of Commerce is requesting the use of Cody Park for this event. The dates requested are July 8th- July 10th. The Board highlights its understanding of the request as follows: vendors will be able to begin setting up their booths, etc, on Thursday July 8th @ 12:00noon. The park will be open to the public beginning Friday, July 9th thru Saturday, July 10th from 10:00am to 10:00pm. A written agreement is in place. The Chamber is to produce all necessary coverage to the GM prior to this event. **Treasurer Oliver** makes a motion to approve this event as presented. **Secretary Molloy** seconds. **All in favor** and the motion is approved.

July 4th Agreement: The 4th of July Council has requested the use of Bar-K Park for its festivities. The written agreement is in place. The Committee is to produce their necessary coverage to the GM prior to this event. Overflow parking will be able to utilize K-Oaks parking lot. **Director Gates** makes a motion to approve the event. **Secretary Oliver** seconds. **All in favor** and the motion is passed to approve.

Reconsideration of Campground Closing during Winter: Following a brief discussion, for clarity's sake. The Board states that they would like to see the Campground opened from November 1st through March 1st with the understanding that no electricity and no water hook-ups will be available. All campers will be required to stay with their setups (RVs and/or tents) at night. This is to avoid having the Campgrounds become a storage facility. **Treasurer Oliver** makes a motion to approve Winter Camping at the Campgrounds. **Secretary Molloy** seconds. **All in favor** and the motion is approved.

ANNOUNCEMENTS

The next meeting Regular Meeting of the Board of Directors will be Thursday, June 10, 2010 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 was made by **Director Gates** to adjourn. **Treasurer Oliver** seconds. All in favor and the meeting was adjourned at 8:35p.m.

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