

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

September 13, 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, September 13, 2007 at 7:30 pm. Directors present were President David Freeman, Vice-President Ginger Halsted, Treasurer/Secretary Richard Gibson and Directors Bill Brumley and Kurt Tessnow. Also present was Office Manager Angie Mendez. General Manager Terry Martin was not present. 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 5 members in attendance.

Member Comments

Member, Jean Stroup, spoke on behalf of the petition for tree trimming at the home of Jack and Lois Lindsey on Lakeshore. She stated that the proposed trimming will not be a hindrance to POA property. Ms. Stroup requested the Board consider each request individually and not confuse this request with any previous owners' requests. She implored the Board to go on site to get a complete understanding of the specific request being made. She then introduced Tracy Brown as the granddaughter of the Lindsey's who wanted to speak to the same petition. Ms. Brown said her grandfather passed away several years ago and she has power of attorney for her grandmother who has recently moved out of the home on Lakeshore. She stated that the property has become overgrown over the past years and they are asking for permission to regain the lake view that was there prior to the overgrowth. She invited all interested parties to contact her and view the property to see exactly what she is requesting. The property is to be put up for sale soon and they would like to have a decision by the Board made prior to the October meeting. Mr. Freeman responded that the petition arrived at the POA office after the Board met on Tuesday, therefore, not all of the Board members are aware of the recent request and would need to discuss prior to making a decision. **ACTION:** Board to review request and Mr. Freeman to contact Ms. Brown as soon as a decision is made regarding the tree trimming request.

Member, Rollin Siefkin, commented on the (2008) \$25 increase in annual fees. He stated that he has not seen a full explanation regarding the increased assessment amount and where the additional monies will be spent. He noted that he is not in favor of user fees, but requested that more information on this subject be provided to members prior to implementation of the increase. He personally requested that the level of service improve (noting the level of service 1-2 years ago) as regards to set up/take down, coffee service, etc.

Mr. Brumley, Mr. Freeman and Ms. Halstead all acknowledged the Long Range Planning Committee (LRPC) report that Mr. Siefkin had been involved in preparing. Ms. Halstead also noted that the LRPC report contains numerous recommendations for improvements, and those will be added to consideration along with several areas previously identified by the Board. Therefore, it will not be difficult to find ways to identify areas which will benefit from the increase in budget. **ACTION:** Mr. Freeman acknowledged Mr. Siefkin's concerns and stated that he would prepare a response.

With no additional members waiting to speak, Freeman closed comments portion of meeting.

Candidates Night – October 15th (7-9pm)

Mr. Freeman announced the date and time of Candidates Night for members to meet and ask questions of the Board candidates. The candidates will be available to meet the public on October 15 (Monday) from 7-9 p.m. Mr. Tessnow will ensure the candidate's biographies are published in the North Lake Travis Log newspaper. No candidates were present at the meeting.

ITEMS TO DISCUSS

Approve Minutes (Gibson)

The minutes to the August 2007 Regular Meeting were presented.

Motion to approve was made by Director Kurt Tessnow and seconded by President Dave Freeman. All in favor; minutes were approved as presented.

Director Bill Brumley provided documents, for the record, in regards to the Annual Assessment increase. President Dave Freeman also provided documents, for the record, in regards to the Annual Assessment increase. (See Attached)

Amended minutes to the July 2007 Regular Meeting were presented.

Motion to approve was made by Vice-President Ginger Halsted and seconded by Director Kurt Tessnow. All in favor; minutes were approved as presented.

Treasurer's Report (Gibson)

Treasurer Richard Gibson presented the August 2007 financials.

Motion to approve was made by Director Bill Brumley, seconded by Vice-President Ginger Halsted. All in favor; financials were approved as presented.

Mr. Brumley added that he will follow up on a suggestion he made during the Work Session and prepare a proposal to the Board to establish separate reserves for marina and operating expenses.

General Managers Report (Mendez)

a. Marina Alteration Request: A request has been received from member to upgrade the amperage on his slip from 20 to 30 at his own expense. BOD has agreed to grant permission, under the supervision of our marina manager.

b. Newsletter – Scheduled for mail-out on 9/17: The newsletter is being printed by Ginny's Printing this year, with an approximate \$2000 reduction in cost. Mr. Martin did the majority of the work, including formatting, which also resulted in a significant cost savings.

c. Vehicles Stickers – to be mailed out in 2008: Stickers will be handled differently in 2008. Upon receipt of payments, we will mail stickers back to the property owner, provide we have all the current vehicle information in our database or it has been provided along with the payment.

d. Title Agency, et al – Presentation coming in Oct.: Ms. Mendez outlined a plan to invite local realtors, title agencies, the Chamber of Commerce, and other interested parties to learn about the 2008 transfer fee increase as well as other POA regulations. This is an opportunity to offer assistance and knowledge to the area entities, especially new ones. POA staff intends to have annual updates for area professionals.

e. Web Site – Updated daily: The new web site is still under development. However, the posted information is constantly being updated and is an excellent resource for up-to-date information for all members to access at their convenience.

f. Marinas – Spiders: The quarterly commercial spraying at the marinas was not controlling the spider population. We have decided to bring the pest control responsibility in-house as we have a licensed professional already on our Parks staff. He will be taking over the marinas and facilities at a cost savings of approximately \$1900 annually. There has been noticeable improvement made at the marinas.

g. Flood Expenses: Expenses total approximately \$54,374.00 to-date in all areas including Campgrounds, Parks, Bar-K Rec. Ctr. and Marinas. \$36,851.00 of total attributed to marina costs alone. It is important to note that these monies have been spent on things such as: cabling, electricians (at the Marinas), extra hours of labor for staff; and clean up costs at Parks and Rec. Ctr. such as additional dumpsters and diesel gas for equipment.

h. Bar-K Building – Fund Claim: An insurance check in the amount of \$45,649.00 has been received and placed in reserve for the repair/renovation of the Bar-K building. No decisions have been made at this time on what type of restoration will take place. Several ideas are on the table and the Board will continue discussion. Removal of damaged areas within the building is in process. Groups that used the Bar-K facility have been moved to other facilities for 2008.

i. Clean-up Day Request – Cody Park – Oct. 6th: The City of Lago Vista has requested the use of Cody Park for Clean-up Day on October 6th. The POA has provided approval, weather and ground integrity permitting.

ITEMS TO BE VOTED ON (Freeman)

1. Facility Requests: All current facility requests have been noted. Motion to approve was made by Vice-President Ginger Halsted and seconded by Director Kurt Tessnow. All in favor; requests were approved.

OTHER BUSINESS (Mendez)

1. Upcoming Events – HC Dayz (9/22 & 9/23): The POA is sponsoring another community event. Hill Country Dayz will be at Bar-K Park October 22nd - 23rd.

2. Associate Membership Applications: Two applications for Associate Membership have been submitted for the Board's review (see attached), one by the Scott family in Travis Plaza and the other from the Bushell family on The Island. Motion to approve each was made by Vice-President Ginger Halsted and seconded by Director Kurt Tessnow. All in favor; requests were approved. Note: The deadline for applications to be considered is October 31st.

ANNOUNCEMENTS

The next meeting will be Thursday, October 11, 2007 in the Bluebonnet Room at the Activity Center, at 7:30 P.M.

ADJOURNMENT

The motion to adjourn was made by Director Bill Brumley and seconded by Treasurer/Secretary Richard Gibson. All in favor and the meeting was adjourned.

Richard Gibson, Secretary
Lago Vista Property Owners' Association