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2334 Hwy. ZZ
Owensville, MO 65066-2234
(573) 764-2640 • FAX (573) 764-2640

Board of Directors Meeting

May 20, 2016

Board Members Present:

President Pat Leach, Vice President Sallie Halverson, Bud Morice, Brenda Tuck, and Tom Fannon

Board Members Absent:

Doug Allen and Al Evans

Resort Manager:

Carrie Tanner

Board President opened the meeting in the Observation Room at Lake Expo at 10:00 a.m. for owners comments and concerns.

An owner commented that the resort looks the best it has ever looked including the roads, ponds and greenery. The owner also advised that bath mats are needed in the 100's new showers. The resort manager advised the bath mats are on order.

An owner was concerned about their health surrounding the Geese on the resort. The resort manager advised they are monitoring the Geese and the resort is following the Missouri guide lines.

An owner advised that Lost Valley was late on getting maintenance fees marked paid. The owner attempted to talk to the resort manager but was told she could not talk to manger. The resort manager advised that Mid America collects the maintenance fees. A board member apologized for her treatment and would look into the owners concerns. An owner did respond that the records should be updated within ten days.

An owner commented that the 100 sites look nice but the road between sites 99-101 needs to be fixed.

An owner stated they heard from a passerby that this was the nicest park that they had ever been too. The owner also stated that the fish in the lakes and ponds are too small except the blue gill.

One owner spoke up and stated she had just caught a three pounder. The owner also stated the Hidden Lake is filled with moss and needs to be cleaned up. The resort manager advised she will look into the issue and that it will be resolved.

An owner had a concern reference to the maintenance dues that the two ways to pay is by a payment book or Paypal. Is this the only way to get a confirmation number?

A board member advised that you can do a direct withdrawal thru the office and you will see it posted on your bank statement.

An owner asked why the dues are going up 10% every year. A board member advised expenses have gone up. The resort manager advised just last year alone cleaning supplies have gone up 40%.

An owner asked if the board had looked into ways to generate more income. A board member advised there is a Ways and Means committee but they have nothing going on.

An owner asked about the status of Bingo? A board member advised if you would like to get 50 people together with their Social Security numbers and only those people that are registered with the state can work the Bingo then please do. Lost Valley employees cannot help nor even go into the room. The board member also advised she has all of the paperwork from the State of Missouri if they are interested.

An owner stated he is a road maintenance supervisor and the roads that were just chip and sealed are not being cared for correctly. He advised the resort should be sweeping the roads off, that they are dangerous for bike riders especially on the curves. He has witnessed several kids wipeout.

An owner stated he had been a member for 20 years and was concerned with what happens in a medical emergency. A board member commented that she had used Air Evac with a good response. The resort manager advised Air Evac team was on site today if anyone wanted to check it out.

An owner stated other parks charge \$5.00 -\$10.00 a day for associate members, why doesn't Lost Valley Resort? A board member advised that the board caught heck over just raising their fees to a \$100.00 a year.

An owner asked what is the premier club? A board member addressed this question.

An owner asked why the a/c units are not turned off when the rental units or not in use and save some money. The resort manager stated that the cleaners are supposed to turn off the units unless they are getting rented right out. Also the security guards are supposed to also check on them.

An owner stated that there is a bad sewer smell in the 100 sites area, especially around site 138. The resort manager advised she would check into the issue.

An owner asked why the resort has fireworks on both July 4th and on the resort anniversary date. Seems the resort could save money if the resort just did the July 4th celebration. The resort manager advised the fireworks on the resort anniversary date are free because the resort pre pays for the July 4th.

An owner asked when the lodge will be completed. A board member advised, the board and the developer are entertaining ways to make money with the lodge, right now we are prioritizing things.

An owner asked if a cost analyze has been done as far as solar? There is a guy just up the road that works with solar, maybe he could give the resort some information since we are in a valley and have sun light most of the day. The resort manager advised the resort has not looked into solar but ask the owner to give her his name. A board member stated the cost up front takes a long time to recoup your expenses.

An owner asked regarding the yearly voting do we have proxy voting. Proxy voting is available but you would not know who is running until the very day as the President of the board calls out for anyone who would like to run for the board to come forward. Then there is also the cost of mailing which would be expensive.

An owner stated he and his wife showed up for the volunteer cleanup day and no one showed up. A board member stated that that is the problem, no one wants to give up any of their time. The other owners and associates work all week and don't want to do anything but relax.

With no other comments the board of directors went into a closed session.

President of the board opened the closed to meeting to address several owners and associates with issues that occurred on the resort. After a discussion with the parties involved the owners and associates were ask to leave. After a discussion among the board of directors and the resort manager a decision was made on the incidents. The resort manager was directed to send out letters with the board's decision to the owners and associates involved.

The president of the board asks for the approval of the meeting. Sallie made a motion to accept the minutes as presented. Motion was second by a board member. A discussion was held on the board members names being placed in the minutes. An amendment was made to the motion to remove the names from the minutes before they are posted. All board members present approved the motion.

President of board talked about the old business and items that were brought up at the present meeting were the same as the last meeting.

Old Business:

President of the board advised that he was not going to entertain an assessment at this time do to how cumbersome and just would not be good for the resort the way the board would have to go about the issue.

The President of the board asked the status of the water treatment plant. The resort manager and a board member advised they do not have an answer at this time. The engineering firm is waiting for a full year of studying to give any kind of recommendations.

New Business:

A short discussion was held on how to better notify the owners of the different options of paying their annual maintenance fees. The information is on line on the web site and is also in the annual maintenance fee bills.

A discussion has held on the stocking the ponds with the fish.

The board also talked about the issues brought up by the owners at the current meeting.

The resort manager presented the board of director's documentation with an estimated cost on the outside pool upgrade. The resort manager advised the outside pool is losing over 1,000 gallons of water a day. After a lengthy discuss between the board members and the resort manager on the upgrades the resort manager will have a complete action and cost plan ready to present to the board at the next meeting. At that time the board will decide on what actions to take on the pool replacement project.

A board member brought up the topic of proxy voting. Another board member advised there is a system in place to do proxy voting. It was tried several years ago but the problems were the high cost of sending out the information and the very little responses back. Also at the annual election there could be several owners from the floor that may want to run for a board seat which would make the mailed out paperwork incorrect. The estimated cost is over \$5,000.00 to mail out the material.

A board member brought up a concern that the resort uses about proper signage on the dealing with no guns on the resort. Now that the gun laws have changed the resort should be upgrading the current signage. The board member also recommended that signage should be posted that Bromide is being used in the pools and some owners may be allergic to this product.

A board member brought up a motion to adjourn the meeting. All boards approved the motion. Meeting adjourned.

Minutes Approved: September 25, 2016

Minutes Submitted by: Doug Allen