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## **Board of Director Meeting**

**September 27, 2015**

### **Board Members Present:**

President Pat Leach, Vice President Sallie Halverson, Secretary Doug Allen, Bud Morice, Al Evans, Aaron Zaner, and Tom Fannon

### **Resort Manager:**

Carrie Tanner

### **Resort Developer:**

Mr. and Mrs. Richard Gentry

President Pat Leach opened the meeting at 11:15 a.m. at the Administration Office and asked the members to review the May 16, 2015 minutes and asked for a motion to approve the minutes. Sallie made a motion to approve the minutes that were presented and Al seconded the motion. All members voted in favor of the motion to approve the minutes.

### **Old Business:**

Pat asked Carrie to update the board on the roads.

Richard Gentry advised the group of the back ground on repairing the roads in the 600 and 700 areas. He advised their intention was to have the roads repaired in the spring of the year but due to the heavy rains the crews were not able to get the road work done. Richard advised they had received several competitive bids on the project and after talked with a petroleum supplier for the resort he advised to wait until the summer oil supply hits and oil prices will go down. While waiting on the oil price to go down the Lost Valley construction crew were able to build a good base for the chip and seal and the asphalt road. The cost for the repair and replacement of the roads was approximately \$104,000.00, a significant savings from the original bids for just patching the roads. Also the chip seal top rock that was used was a black granite type rock that is a lot more durable than the pea gravel and it will not roll off the road like pea gravel.

Richard advised that the biggest part of the road repairs were done by Lost Valley personnel. He also advised that since Lost Valley has purchased the needed equipment along with the training there will be a significant savings when they get ready to repair the rest of the roads on the resort. Richard advised he was proud of the job that was done and that the roads look great.

Doug ask Richard when he thought the rest of the roads would be completed and he advised it would depend on the amount of maintenance fees that comes in and where the crews are at replacing the condo wood shake shingles with metal roofs. If the wood shake shingles are not replace then leaks will start, which could cause structure damage in the future.

Aaron was on the resort at the time of the road work was taking place and he praised the crews on a great job with directing the traffic and on laying the asphalt.

Carrie up dated the board on the repairs to the balconies on the condos.

Doug asked Carrie if there any plans to put a roof on the wood piles. Carrie advised that the funds are not available at this time. Carrie advised that they do tarp the wood to try to keep it dry at this time.

Doug also asked if the rumors were true that the crews will be installing new post and chains on Lake Expo parking lot. Carrie advised yes they will be removing the rocks and installing the pipe and chain because people have been getting struck on the rocks with their vehicles.

Carrie stated several owners have asked her if it would be possible to use a power washer to wash their trailers with a permit or on trailer regular wash days. There was a discussion between the board members on the pros and cons of using a electric power washer.

Doug made a motion to amend the previous trailer washing policy that an electric power washer can be used between the hours of 9:00 a.m. to 3:00 p.m. with a permit or on regular trailer washing weekends on the Lost Valley calendar with environmentally safe soap. Bud seconded the motion and all board members approved motion passed.

Pat brought up a possibility of a one-time assessment for the owners to help cover some of the large items that need to be repaired. Pat handed out a letter that was addressed to Tom Fannon from the Law Offices of Charles Dufour (the resort attorney) to review and possibly address the issue of Special Assessments at the January 2016 board meeting. Pat advised this will give Carrie and Tom time to put some numbers on cost of a possible pool replacement, roads, or lodge completion.

Pat advised the option would be to have a vote of the ownership which will require a 2/3 vote to have the issue passed or the board can raise the dues to cover the expenses. Doug stated he would prefer at this time to do the vote.

Sallie also talked about doing a vote but the issue is how many owners will reply to the vote notices and if the owners fail to reply then it will put the needed projects off for another year.

Carrie advised there were a lot of issues the last time the resort tried to do a vote on some issues. Pat advised he would go back and get the updated membership information and how much the dues breaks down on the amount of money that can be collected through the dues or assessments for the January meeting. After a lengthy discussion the issue was tabled until the January meeting.

Richard advised that Lost Valley Lake Resort is in a lot better shape than many of the other resorts that he visits.

Tom ask the board members if there is any other projects that they would like to see to let him and Carrie know so they can have the numbers together for the January meeting. Pat advised that the four things that keep coming up are the roads, lodge, pool, and the tennis courts. Sallie advised the pool would be one of the top items. Pat asked if the pool could be repaired but Tom and Carrie advised the pool will need to be replaced. Tom advised it would cost roughly \$1.4 million to have the pool replaced.

Doug asked Richard what his vision would be on the lodge in the future. Richard advised he would like to see rooms available for families to have private parties. Richard also suggested maybe an area where you could go and be comfortable and enjoy a few drinks with your friends and families. But Richard also stated that it still goes back to the Board to make that kind of a decision.

A discussion was held on the time frame on replacing the pool and the type of pool to replace the old pool. The current pool is heavily used by the owners and guest during the season.

Pat asked if there was any new business to bring up:

Sallie asked if there were any rules on the use of the electric cigarettes (e- cigarettes) or vapor cigarettes on the resort. After a discussion Sallie made a motion to ban the use of e-cigarettes or vapor cigarettes in all resort buildings. Doug seconded the motion. All board members voted in favor the motion. The motion passed. Sallie advised Carrie to post signs on all of the building.

Doug asked Carrie if CPR classes were going to be taught to the employees on the resort. Carrie advised that she has been working on setting up a class for a month, but she is not going to make it mandatory for all employees to take the training.

Doug asked if there was a program where anyone could come into the resort and stay three days and two nights for free. Tom and Carrie advised yes it is done through Mid America marketing. When the individuals do come in they are required to attend a marketing meeting.

Tom advised they have to do marketing to sell new ownership. Tom also advised he sold a membership the other day through this program.

Richard had a discussion on the past and current marketing issues.

Doug asked why the board members are not being notified on issues that are involving Lost Valley Lake Resort. Why do the board members have to find things out through face-book or other media?

Sallie brought an issue regarding the need of better signage at Highway 19 and Highway ZZ. After a discussion on the sign subject it was decided to replace the sign on the resort storage property on Highway ZZ.

Bud made a motion to adjourn the meeting at 12:07. All boards voted to adjourn the meeting.

Minutes Approved: January 09, 2016

Minutes submitted by: Doug Allen