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## **Board of Directors Meeting**

**10-18-2014**

### **Board Members Present:**

Bud Morice Secretary-Treasurer, Al Evans, Sallie Halverson, Aaron Zaner, and Doug Allen

### **Board Members Absent:**

Pat Leach President (Out of Country), Tom Fannon

### **Resort Manager Present:**

Carrie Tanner

### **Owners in Attendance:**

14 Owners were in Attendance

**The Board meeting was opened for comments by Carrie Tanner at 10:03 a.m.**

### **Open Meeting for the Owner Comments and Questions:**

Carrie opened the meeting by filling in the audience with the following information about the winter closures on the resort. The following buildings will be closed from the first part of November 2014 until March 2015 to try and save money on electric, salt, manpower and also help on saving the roads in some areas where the trash truck would run.

These areas will be closed; Lodge (by the lake), Fort Wilderness including the bath house, rental trailers, Apache bathhouse and the villas. Anyone wanting to stay in a villa or a rental trailer will be directed to rent one of the condos if available. Carrie also said that any membership could rent a condo.

Lake Expo will be open for it's usually hours, the gathering place will be open 24 hours, indoor pool, and the restrooms in the 100's sites will be open.

Carrie did advise that 30 of the rental trailers floors had to be replaced because of the extreme cold weather last winter.

A question was asked about the availability of 50 amp electric service in the 100's area. Carrie did advise there is 50 amp electric service in the 100 sites area.

A question was asked regarding how many people generally use the 600 and 700 sites in the winter. Carrie advised she would look into that number.

A concern was brought up regarding the fees and the short fall of funds. Carrie advised that 20% of the owners are not paying their maintenance fees. The resort is operated on the maintenance fees collected, ice and wood sales, rental money collected, and trailer spot on and off fees.

There was also a group discussion on the Mid America hired sales personnel misrepresenting Lost Valley Lake regarding the dues increases, cost of cards and many other issues. The sales people need to be truthful with their statements. Carrie advised to the group that their concerns are being tried to be addressed. If there are any questions, the owners have regarding the resort they can contact Carrie directly. Carrie also said that four sets of sales personnel were fired this past year.

A question was asked about the freezing of the owners dues over the age of 65. There is not enough information at this time to answer the question. Mid America is still trying to collect the needed information. Carrie stated also that if we freeze the dues before we have the correct number of owners over 65 we could be in trouble as far as getting enough money in for the upkeep of the park.

A question was asked regarding the cost of the associate members cards going up to the \$100.00. The owners felt that when they brought into Lost Valley that their family's could also come in on their ownership. Carrie pointed out that if you check the Bylaws of the resort, you will find that the owner's children are allowed to come into the resort until they no longer live at home or reach the age of 21. After that time the associates are required to have their own associate's cards. Owners were also told that they could bring in their family as a guest for the weekend but it would be under the same rules as a guest, the owner would need to be present.

An owner stated he had called several times to talk to a manager and he was advised they were all on vacation. Carrie advised that she is generally off on Tuesday and Wednesdays.

An owner asked why the board members elections and annual meeting are held on a Sunday at 1:00 p.m.? Carrie advised that the date was set by the Resort bylaws when the bylaws were drawn up, but she would check on the time. Carrie also stated to change the date of the annual meeting Lost Valley would have to hire a lawyer to draw up the bylaw change which would be a cost to the resort. There was also a discussion that the board members information should be put out earlier so that all owners have a chance to review their information.

There was a discussion on what Mid America owns and what LVL owns. Mid America does own ½ of the rental trailers and LVL owns the other ½.

One of the owners stated that Mid America is like a parent company that puts buildings and equipment in place and the Lost Valley owners are like Mid America's children that pays the maintenance fees to help in maintaining the buildings.

The owners were asking about the completion of the lodge. Carrie advised there was no date set at this time. Also there are not enough funds to complete the lodge. She did advise there was about \$50,000.00-\$100,000.00 from the insurance money left but this was not enough to complete the lodge.

One of the owners was complaining about the road grates in the 100's area making noise when vehicles cross them. Carrie advised she would look into the issue.

An owner asks when the handy cap trailer will be replaced that was destroyed by fire after being hit by lightning? Carrie was not sure when the unit was going to be replaced.

Sallie Halverson discussed with the group the information she had came up with after reviewing the Missouri State Gambling laws regarding the resort having Bingo. Here are a few of the items she advised the state requires:

1. A list of 36 volunteer workers willing to submit their driver license numbers and social security numbers for back ground checks. The 36 workers do not have to attend every Bingo but enough state approved workers are required for each game. These workers cannot be employees of Lost Valley.
2. The resort will be required to use only the paper Bingo sheets and purchase required equipment from a state approved location. The cost for the license and equipment would be at least a minimum of \$1,000.00 to get started.
3. A completely separate checking account along with keeping all winning sheets over a certain amount.

The open meeting was closed at 10:45

The closed meeting with the board of directors was opened at 11:12.

The first item was incident #069-13. A discussion was held regarding this incident. Carrie was directed to advise the individuals of the board's decision.

The board reviewed the last meeting minutes. A motion was made by Bud to approve the minutes, Sallie seconded the motion, all members approved the minutes.

The board members had an election of the board members positions. After a discussion the following positions were elected:

Pat Leach- President

Sallie Halverson- Vice President

Al Evans- Sergeant of Arms

Doug Allen- Secretary

**Old Business:**

An owner had sent Sallie a letter requesting to be able to use a spray nozzle on a garden hose when he washes his trailer at the prescribed of trailer washing. After a review of the letter of the by the other board members of use of a spray nozzle , Sallie made a motion to allow the use of a spray nozzle that turns off when the handle is released. Aaron Zaner seconded the motion. All other board members voted in favor of the change except Bud Morice voted against the change. Motion passed.

**New Business:**

Carrie advised that she was taking measures to save money and if anyone had any ideals please let her know.

Doug A. advised Carrie there seems to be an issue with kids coming in and out of the adult lounge. Carrie advised she would let activates know.

Carrie advised that she hopes to be able to start asphaltting some of the worst areas of the roads this spring.

Doug A. ask if Lost Valley is being reimbursed from Mid America for the time and material used at Rita Ranch. Carrie advised that yes Lost Valley does get reimbursed.

Rita Ranch pays \$100.00 for the 3 hours of grass cutting.

Rita Ranch owners pay for the electric they use.

There has a discussion regarding the grass cutting. Maybe have grounds cut the lot areas and then cut the big fields. Carrie advised the tractor is used to cut the grass on Monday, Wednesday, and Friday.

Carrie advised that the resort had hired John Williams as the new manager of security.

Carrie presented the board the proposed budget for the 2014 Year

Bud Morice made a motion to adjourn the meeting, Aaron Zaner second the motion. All members approved the motion. Meeting was adjourned.

Minutes were submitted by: Davey Allen

Minutes Approved: 1-17-2015