



Board of Directors Meeting

September 24, 2017

Board Members Present:

President Pat Leach, Vice President Sallie Halverson, Secretary Doug Allen, Bud Morice, Tom Fanon, Brenda Tuck, and Richard Gentry

Board Members Absent:

Al Evans

Resort Manager:

Carrie Tainter

The Board President opened the board meeting at 11:02 a.m. at the Gathering Place.

The Board President advised that since the past minutes from 5-20-2017 had been approved electronically by the board there was no need to revote on them.

The Board President started a discussion regarding the pool company that was going to be hired to install the new resort outdoor pool. The issued to be addressed was dealing with whether the pool company would need a payment and performance bond. The bond would cost \$7,150.00 (about 3% of the cost of the project). After a short discussion it was decided to move forward on having the Vaughn Pool Company supply a bond. This will protect the resort if the Vaughn Pool Company would fail to perform the required work. There will also be control on how the Vaughn Pool Company will be paid. They will be paid a portion of the fee as a portion of the work is done, inspected and approved by the resort management. It was mentioned to be sure that the resort collects a lieu waver before any payment is paid.

A board member asked if there was a deadline in the contract for completion of the project. The Resort Manager advised yes, the project should be done no later than the middle of April 2018.

Doug Allen made a motion to move forward on requiring the bond for the outdoor pool project and the motion was second. The motion was approved by the entire board.

The Board President advised he had received several complaints regarding associates members and it is something he believes should be addressed next year. One board member advised that some of the issues are addressed in the Rules and Regulations of the Resort.

The next issue that was brought up was the wifi data communications issues. A discussion was held on the issue. A board member advised he is looking into trying to upgrade the system. He advised at times there are 1,000 to 1,500 devices on the wifi per week. Some of the devices are using a lot of data by streaming movies. One board member advised that an owner had checked and there were 15 movies being streamed at one time. This is also causing issues for the employees of the resort. The employees are not able to complete their assignments because of the slow connections. The board member advised he wanted to table the issue at this time until he can gather more information to present to the board.

New Business:

The Board President advised that board member Al Evans has resigned from the board. The Resort Manager advised that Aaron Zaner had showed interested in filling the one year term that is left on Al Evans term. A discussion was held and Doug Allen made a motion to have Aaron Zaner fill Al Evans spot for the one year term and a second was made. The entire board approved the motion. The Board President advised if any issues would come up he would address it at the next meeting regarding the appointment.

A board member suggested that the board have a meeting in October or November to discuss next year's maintenance fees, internet proposal and budget items. No action was taken on having a meeting in October or November.

A question was asked if there was short fall in the last year's maintenance fees that were owed. A board member advised yes. There was a \$677,398.00 short fall for the projects due to owners leaving and some not paying their maintenance fees. There was a conversation on what the next year's maintenance fees would be. A board member advised he was gathering more information and would be better prepared for the next meeting. At this time without all of the needed information the maintenance fees item was tabled.

A board member did advise the waste water plant project is moving forward. At this time the resort is still waiting on the engineering firm to complete the next phase of the contract to move forward. The resort is still hoping the project will be completed by November 2018.

A board member asked if the leak in the lodge lake has been repaired. The Resort Manager advised she believes the lake leak has been stopped. Now just waiting for rain to start filling the lake back up.

A board member and the Resort Manager advised there would be pictures of the new pool, waste water plant with a report on the waste water plant, and a large map of the items that has been done on the resort this year at the annual owners meeting.

The board member also advised there will be a new handicap accessible parking lot installed behind Lake Expo. This lot will also help with the water runoff coming down the hill behind Lake Expo and direct the water into the Lodge Lake.

A discussion was held on looking into the cost of handicap accessible doors at Lake Expo. The Resort Manager advised she had looked into them and they were very expensive but she would look into the issue again.

A board member presented the board with proposed changes to the current Lost Valley Lake Rules and Regulations document. There has been some issues with some items in the document that does not match up to the current policies that are being enforced. There were several issues discussed in the policy that needed some clarification and updating. Once the changes and corrections have been completed the document will be submitted to the board for review.

Below is a list of some of the changes and clarifications:

- a. A camper left on site unattended for more than 48 hours will be given a warning letter and the next violation will be a \$15.00 fine per day the camper is unattended
- b. Check out time from the condos, villas, and rental trailers will be 10:00 a.m. Camping sites checkout time will remain at 11:00 a.m.
- c. Clarification of resort holidays.
- d. Clarification of number of vehicles on a site.
- e. Clarification of pets and service animals along with areas pets are allowed. Also all pets are required to be on a leash and all owners are required to pickup after their pets.
- f. There will be an addition \$10.00 fee for a pet unit and a \$100 fine if a pet is found in a non pet unit.
- g. Ticket policy was put into to place. If an owner or associate is issued three (3) tickets from security for the same infraction they will be suspended from the resort for 30 days.
- h. Both lakes will be shut down to water activities during inclement weather.

The new rules and regulations will take effect January 2018.

A board member brought up the amount of help she had received collecting money for the ways and means committee.

A board member presented the board with a current financial report of the resort. There was a question regarding the amount being showed for the ways and means committee. The correct amount will be updated. The board congratulated the board member on how well the ways and means is doing. The financial report was accepted by the board.

A board member presented the board members with some suggested changes to help save money on the resort. No further actions were taken on the suggestions at this time.

A board member brought up to possibly look into bicycle rental on the resort. After short discussion and all of the requirements, the issue failed to receive a motion.

The board member also recommended a concession stand be installed at the pool. The Resort Manager advised there is a plan on having a concession stand at the new pool once it is completed.

A motion was made to adjourn the meeting at 12:40 p.m.. A second was made and all board members approved the motion.

Minutes Approved: 10/13/2017 by Conference Call

Minutes Submitted by: *Doug Allen*