



www.lostvalleylake.com  
2334 Hwy ZZ  
Owensville, MO 65066  
Phone: 800-865-2100 Fax: 573-764-2640

## **BOARD of DIRECTORS MEETING**

**May 18, 2019**

**Monroe Room**

### **Board Members Present:**

President Sallie Halverson, Vice President Aaron Zaner, Secretary Doug Allen, Sergeant of Arms Cathy Bess, and Brenda Tuck

### **Board Members Absent:**

Tom Fannon

### **Resort Manager and Assistant Manager:**

Carrie Tainter and Leanna Dalton

The board meeting was opened by President Sallie Halverson at 10:00 a.m. with the Pledge of Allegiance and roll call.

### **Resort Manager Report:**

The resort manager started out with items that were done throughout the winter. The weather has been an issue this spring with all of the rain trying to get the jobs completed. Below is a list of items worked on or completed:

Worked on the new entrance, new metal roof on the small pavilion, the gathering place should be getting a new roof weather permitting, there is a new proprietor in the restaurant, painted 26 condos this winter, cut firewood, fixing several of the rental trailers, purchased a new /used pull truck and one of the old pull trucks will be sold, RV storage has been worked on by removing all of the derelict boats. All of the other boats have been moved to a different spot, also 26 derelict RV's have been removed, sewer treatment plant is on schedule to start this October or November but Lost Valley is still meeting DNR's requirements with the current plant just waiting for their final approval on the waste water project so Lost Valley can move forward, the only real road work this year will be from the front entrance to the guard shack the rest of the potholes will be patched.

Lost Valley is very short staffed so please be patient with the staff. Lost Valley has been advertising in several locations but no one is applying for the jobs at this time.

The resort manager advised the group that the Purdy family has donated all of their time improving and installing the new concrete work and a new structure by the restaurant to the resort. The resort paid for the concrete but the Purdy's have done all of the work and purchased the wood materials for the building.

### **Owners Questions and Concerns:**

1. An owner asked about the gravel road that is washing out at the curve heading to the stables. The resort manager advises that it is going to be addressed.
2. The coil of wire on the curve in the 700's has been removed.
3. The parking lot in front of the restaurant is being addressed. It will be divided with a chain to help the parking issues.
4. There is going to be an open sign placed on the basement of the lodge so owners know when the basement is open.
5. The status of the repair of the bocce ball court. The resort manager advised they have been pricing the material and just have not come up with a good fix but they are trying to address the issue.
6. An owner thanked the resort manager and crews for getting the fence painted around the pool area.
7. A question was asked about the washout on the main road by the sales office exit. The resort manager advised the crews are working on making the needed repairs. The crew is going to insert a longer culvert pipe and widen the road over the ditch.
8. Board President asks if Purdy's (the new restaurant owners) were going to do the drinks on the lodge patio this year? The resort manager advised yes that is the plan.
9. An owner suggested that the owners work with the Ways and Means committee to get the Bocce Ball court repaired.
10. An owner asked if Bud's vacant spot on the board had been filled. The board president advised the owner that the board decided to wait until the September election to fill the vacancy so the entire resort could vote on the person to fill the vacancy. Several owners at the meeting agreed with the board's decision on filling the vacancy.
11. A discussion was held on upgrading the Wi-Fi on the resort. The resort manager advised the resort has had 70 miles of fiberoptic cable donated. She also advised the resort has the equipment to install the cable but it will take some time to get the cable installed and up and running.
12. A discussion was held on picking up after their pets.
13. A discussion was held on owners and associates leaving trash on the camp sites. Some campers have also been leaving trash and cans in the fire rings.

14. A question was asked if the resort has enough money for the treatment plant and the resort manager advised yes, the funds are in a special account for that project.
15. A discussion was held on parking the RV trailers in the storage lots and the small spaces. The resort manager advised they are working on a drawing/layout of how the RV units should be placed in the lots to help correct the issue.
16. A question was asked if there were any plans to expand the 30 amp to 50-amp electric service in the 100 sites area. The resort manager advised that Three River Electric advised Lost Valley is maxed out as far as changing any more 30 amp to 50 amp on the sites. She also advised that there are several 50-amp sites already in that area. The Lost Valley web site does show which sites are 30 or 50 amp.
17. A comment was made that reservation, maintenance and activities have been doing a great job. The owners also advised Corey with activities did a great job during the 40 and Over week.
18. An owner wanted to thank everyone that helped her when she had fallen and had to go to the hospital.
19. An owner brought up a concern of why does the resort not charge the associates that stay at the camp sites a nightly fee. They should pay to help offset the cost for the electric and water they are using. The \$100 associate's cards do not cover the cost to camp on the sites. They have to pay to stay in rental trailers and condos so they should pay on the camp sites as well.  
The board president asked the owners in attendance at the meeting their thoughts regarding charging the associates that are camping at the resort. The consensus of the owner's present was there should be a fee for the overnight camping for the associates.
20. A discussion was held on the use of the resort for 21 days.
21. A discussion was held on the use of the tents and teepees on the resort.

Leanna wanted to remind everyone there is a customer service email that if there is an issue you can send your concerns to this email and also use the WOW cards if someone does a great job.

The Board President reminded everyone if they are interested in running for the board to submit their resumes to the Resort Manager by mid-August to get them in the newsletter.

The Board President closed the open meeting at 10:43 a.m.

The closed board meeting was opened by President Sallie Halverson at 10:50.

The first business brought before the board were two owners that had been suspended from the resort for misconduct. The members addressed the board regarding their issues. The board advised the resort manager to send a letter to the involved owners with the board's decision.

The board president advised the waste water engineering firm advises that they are about 95% completed with the documentation with Missouri Department of Natural Resource so they can start moving forward with getting bids on the waste water project.

A discussion was held on the free week the executive owners get in the condos. The resort manager advised in the past it was decided if the owner split the week in a condo the owner would have to pay a \$50.00 cleaning fee on the first visit before the owner could split the week.

Doug made a motion to change the \$50.00 cleaning fee for the executive owners that split the free week to pay the \$50.00 cleaning fee on the second split of the free week instead of on the first split of the week. The motion was seconded and all board members voted in favor of the change. This change will take effect January 01,2020.

A discussion was held regarding leaving trash on the sites and in the fire pits. One board member talked about charging the owners or associates a fine that are caught leaving the camp sites with trash. The issue was tabled at this time.

A discussion was held on the issue with pet owners in the condos not picking up after their pets.

A board member inquired about the rental agreement on the restaurant. The resort manager advised the renters pay Lost Valley Resort a monthly fee.

The board members made several good comments on being satisfied with the restaurant operation by the Purdy family. The resort manager advised she has received a lot of good comments as well.

A board member asked about the status of the free children DNA testing and the free bicycle helmets clinics. The resort manager advised the Activities Department is working on the dates.

A discussion was held on a question that was brought up by an owner during the open meeting regarding the associates using the resort camp sites for free as well as how the twenty-one days are used by the owners with associates. This topic has been brought several times in the past as well.

Brenda made a motion beginning January 01, 2020 all Associates members will be required to pay \$10.00 fee per night per camp site. The motion was seconded and all board members were in favor of the motion. With this charge it should help in offsetting some of the expenses on the use of electric and other items.

6-22-2019 After the minutes were being review it was decided by the board president that before the motion to charge associates a nightly camping fee that the motion be tabled and sent to legal counsel to be sure the board is following the intent of the Lost Valley Lake Resort bylaws.

The resort manager was directed to start putting information out to the owners of this change so all of their associates can be made aware of the change before reservation are made after January 01, 2020.

A board member asked if the resort manager was going to have a volunteer resort work weekend coming up in the future? The resort manager advised she will put a date together.

A board member also suggested if there could be a volunteer project list that the department managers could have prepared so if an owner or associate wanted to volunteer the department manager would have a list ready.

A board member commented on the resort information that was given to her when she came onto the resort. She also thought it was a good idea a temporary resort card was issued to her guest to use to check out items while they were there.

The board president asked the resort manager how much money the resort saved by closing some of the buildings down in the winter. The resort manager advised last year the resort saved \$14,000.00 but she did not have the numbers for this year yet. The resort manager also advised that all of the department managers were advised to try and cut their 2019-2020 budget by 10%. The board president suggested that the information should be passed on to the owners.

A conversation was held on how to repair the bocce ball court. The resort manager was going to direct maintenance to fix the corners of the court for now.

The resort manager advised she will be getting a new DVD player for the Gathering place today.

A motion was made by the Sergeant of Arms Cathy to adjourn the meeting. A second was made and all board members were in favor of the motion.

The meeting was adjourned at 12:00 p.m.

The minutes approved: 07/09/2019

Minutes submitted by: Doug Allen