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BOARD of DIRECTORS MEETING
May 16, 2020
Gentry Hall

Board Members Present:

President Sallie Halverson, Vice President Aaron Zaner, Secretary Doug Allen, Sergeant of Arms Cathy Bess, Kevin Hawk, Sherri Durbin (General Manager) and Leanna Dalton (Operations Manager)

Chief Operation Manager:

Paul Adams

Owners Present at the Meeting: 35

The Board President opened the meeting at 10:00 a.m. with the Pledge of Allegiance to the Flag.

The Board President did advise that due to the COVID-19 pandemic the room was setup for the social distancing requirements.

The Chief Operation Manager (COM) did pass out a handout with the following projects being worked on to the owners.

- 120 tons of rock has been distributed into the flower beds at condo buildings 4-8 and the parking lots were graded.
- All of the units in condo buildings 7 and 8 have new living room furniture and televisions.
- The mattresses in condo building # 8 have been replaced (new).
- The condo units in buildings 7 and 8 that didn't have headboards before, now have them installed.
- We have started patching potholes throughout the resort and have on-site asphalt millings to get started on the entrance. We need a core road temp of 65 degrees at night before much can be done there.

- We have pipe in house that will be installed both at the culvert by Riata and the parking lot by the tennis court to help alleviate flooding and runoff damage.
- The spas have been installed in the aquatic center and a new spa is ordered for the lake expo pool.
- An emergency phone has been installed at the lake expo pool.
- A fiber line is now in the ground to connect all condo buildings, plus villas 8-10.
- The service center is getting upgrades to their phone lines.
- The picnic tables have been stained at the outdoor pool, large pavilion, small pavilion, boathouse, and both beaches.
- The lake expo pool is up and running. The staff is working on balancing the chemicals in order to open on Memorial Day weekend.
- An ad will be run in the local newspaper for the next two weeks warning local residents about our scheduled test of the storm siren on May 23.
- We have been putting new rock on the sites in the 600's.
- The restaurant has a new fryer and prep table.

The minutes from the past Board meeting was approved electronically and have been posted at the office and the website.

The Board President thanked the new management team for all of the hard work during the COVID-19 pandemic and getting the resort up and running for the owners.

The floor was opened for the owner's questions:

1. An owner advised he enjoyed coming to the Board meetings to get the information about the resort.
2. An owner asked if there were still going to be smoking allowed in some of the condos.
 - *Yes, smoking will still be allowed in some condos.*
3. A question was asked about where owners will be allowed to drink around the Lake Expo pool.
 - *The COM advised the rules have been modified regarding drinking around the pool area. At this time, you are allowed to drink around the pool area but NOT IN THE POOL. You are also restricted from sitting on the edge of the pool with your feet in the water and drinking as well. No glass containers will be allowed in the pool or eating areas.*
4. A question was asked about how the potholes are being fixed.
 - *The COM advised that the pot holes are going to be fixed by using asphalt patch.*

5. An owner was concerned about the water hydrants that are leaking on different camping sites on the resort.
 - *The Board President reminded the owners if you see something that needs to be repaired, please contact reservations so a workorder can be started on the issue.*
6. An owner advised the Wi-Fi was not working in the 600 and 700 camp site areas.
 - *The COM advised to contact security and they can reset the system or security will contact the IT manager. There is some work being done on the resort trying to improve the Wi-Fi.*
7. An owner asked if the management team had a plan on improving the roads?
 - *The COM advised he is working on a plan to put the resort roads into a rotation of doing one area every year as long as the budget allows. Hopefully this will help in maintaining the roads in the future.*
8. An owner asked for an update on the wastewater plant.
 - *The COM advised the engineering firm will be on the resort this Tuesday (May 19th, 2020) to verify all of the information they have collected is correct for the final document and check for any changes that may have occurred. The plan is still to start the project in the fall of 2020.*
9. An owner asked if there were any plans to increase camping sites in the 600-700 areas.
 - *The COM advised there are no plans to increase any more camp sites in that area at this time.*
10. A Board member asked if anything is being done regarding COVID-19 social distancing with the Memorial Holiday coming up. Is security enforcing the issue?
 - *The COM advised they were going to have a meeting with the employees dealing with the issue. Security was being told at this time to recommend social distancing but not to enforce the issue.*
11. An owner asked if the wastewater treatment plant can be enlarged if needed?
 - *The Board advised, yes, the waste water plant capacity can be increased in the future if needed.*
12. An owner asked about the status of updating the Bocce Ball court?
 - *The COM advised they are trying to do this project but the weather and manpower has been an issue.*
13. An owner asked about the status of the movie theater.
 - *The Board advised at this time it is closed but the Activities Department is coordinating some outdoor movies on the big screen.*

With no further questions from the owners the Board President closed the open meeting at 10:20.

The Board President opened the closed Board Meeting at 10:38.

The first item on the agenda was an owner's son had been suspended from the resort for misconduct. The owner and their son addressed the Board regarding the issues. Cathy Bess made a motion on the Board's decision dealing with this issue, the motion was seconded, and all Board members approved the motion. The Board advised the Operations Manager to send a letter to the involved owner with the Board's decision.

Old Business:

COM advised the hot tubs have been moved from Lake Expo pool and installed at the indoor pool area. A new hot tub has been ordered for the Lake Expo pool.

There has been a new open sign installed at the basement of the lodge so the owners know the basement is open. A Board member asked if there was Wi-Fi at the lodge. The COM advised yes there is Wi-Fi at the lodge.

The Board President sent out some information to the Board on the status of the Wi-Fi updates from the IT Manager.

The Board President asked about the status of the Lake Expo pool area shade. The COM advised there have been two metal buildings 24x36 with ceilings ordered. The color of the buildings will match the Lake Expo building. He is hoping to have the buildings installed by Memorial Day weekend.

A Board member asked about the status of the RV storage waiting list. The COM advised there are 14 owners on the waiting list at this time.

The General Manager updated the Board on the wastewater treatment plant project.

The Board President asked about the status of the Bylaw's changes. The General Manager advised the Bylaws are still at the attorney's office for review.

The COM updated the Board on the progress on the improvements of the Bocce Ball court. He is trying to get some personnel available to work on the project. He advised normally there are 30 personnel to work on projects but because of the COVID-19 pandemic, he was down to 5 workers on the resort.

The COM advised the construction crew checked the culvert by Rita Ranch and the culvert pipe is in good shape, so the road will not have to be torn up. The plan is to extend the culvert and place more rock on the office side of the road to stop it from washing out under the road.

New Business:

The Board President asked what was being done to sanitize the condos and rental trailers? The COM advised the resort has purchased a commercial sanitizer to disinfect the rental units. The machine is used after the owners have left the rental unit before the cleaning crew goes in to clean. The machine is used again when the cleaning crew leaves. Also, with this system the sanitizing product can be made in house to help save the resort some money. The machine also helps to deodorize the rooms as well.

A Board member asked if the sanitizing product was safe for our employees to use. The Operations Manager advised the product is safe for the employees. She did advise the employees are offered masks to wear if they would like to use one.

The Board President asked if there could be a catch and release of the fish in the lakes for one year. The COM advised it would be hard to track and there would be some complaints of not being able to keep the fish. A Board member advised that to him it seems there are too many bass in both lakes. He advised to stop stocking bass in the lakes until the owners start catching bigger bass.

The Board President asked about the goose population concerns. The COM advised that Lost Valley Lake Resort has received a permit from the US Fish and Wildlife that allows Lost Valley to control the reproduction of the geese on the resort.

A Board member asked what was being done about the COVID-19 concerns around the pool. The COM advised they have contacted Vaughn Pool for their recommendations of what other communities are doing with their pools.

There was a discussion on the amount of occupancy that should be allowed on the resort because of the COVID-19 virus. There was a discussion on dealing with the COVID-19 issues.

There was a long discussion on the Memorial Day beach party. It was decided by all of the Board members that it would be best to not do the Memorial Day beach party and move it to the July 4th celebration.

A discussion was held regarding the budget line items. The COM advised there is \$66,000.00 in the capital improvement fund and the line item will be put on the budget sheets. He is also trying to adjust the other line items in the budget.

A Board member asked how much did the COVID-19 pandemic affect the budget? The COM advised there were some owners having an issue paying their maintenance fees, so they chose to be put on a payment plan.

The Board President asked if anyone had a reason why the newsletters are going out late to the owners. The General Manager has been trying to check into the issue.

A Board member asked how much it cost to send out one newsletter mailing. The General Manager advised between \$1,200.00-\$1,500.00. There was also a discussion on trying to get the owners to go paperless on billing and the newsletter. It was decided this could be an issue since some owners do not have computers or internet at their homes.

The Board President asked for an update on the Dish Satellite system. The COM advised the current receiver hardware is out of date, and becoming obsolete, it is going cost approximately \$19,000.00 to update the equipment. The COM did check with Direct TV for equipment and found it would be more expensive than the Dish system.

A Board member asked about the status of the new speed limit signs? The COM advised they have not had a chance to start this project.

The Operations Officer updated the Board regarding the qualifications of the new Security Officer.

Cathy Bess made a motion to adjourn the closed Board meeting, the motion was seconded. all Board members approved the motion.

Board meeting was adjourned at 12:08.

Minutes Approved: July 6, 2020 Electronically by all Board Members

Minutes Submitted by: Doug Allen