



**MINUTES OF THE REGULAR MEETING
LAGO VISTA PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS
June 9, 2011**

RECITATION OF AUTHORITY

The meeting of the Board of Directors of the Lago Vista Property Owners' Association was held at the K-Oaks Clubhouse, 7000 Bar-K Ranch Road on Thursday, June 9th, 2011 at 7:30 pm. Board members present were President Nancy Oliver, Vice president Dave Freeman, Parliamentarian Jo Anne Molloy and Secretary Blaine Standiford. The Directors present are authorized Directors constituting a quorum for transacting business. General Manager Deborah Sorchevich was also in attendance. Treasurer Karen Wallace and Administrative Manager, Angie Mendez were not present, due to being out of town.

ITEMS TO DISCUSS

1. **Open Meeting:** The meeting was called to order at 7:32 p.m. by President Nancy Oliver. Fifty-two (52) members were in attendance. (Sign-in sheet is attached to this original transcript)
2. **Minutes - April 2011 (Standiford):** Secretary Standiford presents the revised April meeting minutes, stating all revisions have been completed and no additional changes will be made. Parliamentarian Molloy makes a motion to accept the revised Minutes; seconded by VP Freeman. No further discussion. All in favor and the motion passes.
3. **Minutes - May 2011 (Standiford):** Secretary Standiford presents the May Minutes as written stating no errors. Parliamentarian Molloy makes a motion to accept the revised Minutes; seconded by VP Freeman. No further discussion. All in favor and the motion passes.
4. **Finance - May 2011:** Treasurer Oliver presents the financial report. Ms. Oliver reports that the POA is operating within budget. In the area of the Operating Expenses, as it pertains to the Fitness Center, we are approaching the forecasted annual budget for maintenance of equipment. The budget will need to be readjusted, as needed in that area. The POA's reserves are intact. A new debt consolidation loan was approved by the bank for the 8.9 acres, the remainder due on the Marina and the addition of the new Admin office on Dawn Dr. The interest rate is much lower than the previous note and has no pre-payment penalties. At this time, VP Freeman makes a motion to approve the Financials as presented. Secretary Standiford seconds. No further discussion. All in favor and the motion passes.

COMMITTEE PRESENTATION (7:40pm)

5. **Facilities Committee:** At this time President Oliver introduces the members of the Facilities Committee as follows: Larry Hagler, John Yates,

Archives

(in pdf format)

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[March 11](#)

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Administration

Facilities

Campground

LVPOA Maps

Marinas

Parks

Ramps



Tracy Alexander, Sherilyn Beal, Gary Gates, Deborah Sorchevich and Dave Freeman. Facilities Committee Chairman, Dave Freeman begins the power-point presentation by briefing the POA members on how the committee was formed, what the purpose of the committee would be and how the committee members worked as a team in developing the 2012 Cost Recovery Plan. (From this point forward, Mr. Freeman speaks to the CRP, page by page. A copy of the power-point presentation is attached to this original transcript.) The three (3) recommendations by the Committee for the Board's consideration to approve are as follows: **a)** increase the Annual Assessments from \$125.00 to \$130.00; **b)** implement the recommended range of "Cost Recovery Fees"; and **c)** consider "cost indexing" future Annual Assessment increases from 2012 onwards.

OPEN FORUM (8:15pm)

(President Oliver opens the floor for member comments.)

- A POA member asks for clarity as it pertains to Social Club membership fees for the Children's Tennis Clinics.
- VP Freeman states that the Social Club membership fee will not pertain to the Children's Tennis Clinics. The fee will be imposed only for adults who wish to participate in the Lago Vista Tennis Clubs. These new fees will be in effect in 2012.
- A POA member commends the Board and the Committee for all their hard work and supports the Cost Recovery Program. He offers one suggestion: to state on the record those clubs/groups who will be exempt from the plan.
- A POA member would like to know how the ticket fees will be collected.
- President Oliver states that the collection of the ticket sales fee will be on an honor system.
- A POA member states that the new fees implemented, as they pertain to the LV Players, is basically a rental fee. What can the LV Players expect from the LVPOA in return? How will the POA ensure that the components of the K-Oaks facility will be operational for events such as the LV Players and the HC Singers?
- GM Sorchevich states that the POA staff has always been available for these types of events. This service will remain the same.
- A POA member questions whether or not, when the POA is considering certain vendors for services, competitive bids are acquired?
- The GM states that per the POA Bylaws, three (3) competitive bids are required for items/services in the amount \$10,000.00 or more.
- A POA member commends the committee and the Board for all their efforts. This member also asks the Board to consider a cost recovery fee for park usage.

- A POA member asks for clarity as to how the fees will affect the Women's Club functions; and will the monies collected actually be used to pay the utilities.
- VP Freeman states the fees will affect their Gala and anytime tickets are sold to the public.
- A POA member asks for help from the POA to speak to the COLV about the number of non-working fire hydrants around the city. She would also like some help getting answers from the City as to the responsibility of non-resident lot owners. What responsibilities do the residents have in maintaining their property?
- Secretary Standiford recommends that this member contact the City to ask those questions. There are some Ordinances in place to address her concerns.
- A POA member compliments the POA Boards for all the improvements which have been made since he sat on the POA Board. This member asks what the costs will be to administer this recovery plan.
- Mr. Hagler (committee member) reminds the membership that this committee was formed because members were making the comment, "why should we have to pay for something we don't use?" The cost recovery plan is an attempt to make it fair to those who don't use the facilities, when their assessments continue to be raised to cover the cost for those members that do use the facilities. These members would rather not see their assessments continue to rise for something like "usage" which has no impact on the value of their investment.
- A POA member comments that he feels this is an equitable solution for those members who do not use the facilities, and for years have been subject to the same fees as those members who do.
- A POA member commends the Board on the cost recovery plan and feels the fees are reasonable.
- A POA member agrees with the cost recovery plan, based on the percentage of resident v. non-resident members.
- A POA member questions about the usage hours of the recurring clubs and groups during the weekday; and the coffee and tea the POA provides these groups, and yet they are not subject to the cost recovery fees. The member also questions the administrative work involved and how this will affect tenants. This member also does not support fees for the Parks.
- The GM responds that the technology is already in place. The tenants will be required to pay, up-front, as they already do today.
- A POA member speaks to some marina concerns due to the drought situation and the fact that the marina slip renters subsidize the general operating fund. This member would like to see more services

and safety concerns addressed.

A POA member states her concerns about the inconsistency of fees being charged to some groups/clubs and not to others. This could cause ill-will between the groups/clubs. This member would rather see the annual assessment go up for everyone and not have the cost recovery fees.

(President Oliver closes Open Forum. The time is 9:05pm)

GENERAL MANAGER'S REPORT (SORCHEVICH)

6. **Fitness Center:** The GM reports on a petition which was received from the members voicing their concerns about the fitness center. The cleaning issues cited in the petition will be addressed. The POA will continue to maintain the equipment, even though the annual budget will soon be exceeded.
7. **Ramps/Marina Update:** The next marina move is scheduled for sometime after the July 4th weekend. Generators will be positioned on the marina for the member's use.
8. **Parks Update:** The GM reports on the problems with non-property owners tying up to the courtesy dock @ Emerald Park. The problem stems from the "party houses/weekend rentals" in the area. The GM reminds the membership to inform our office of any special requests when having private parties at the Park.
9. **Hill Country Dayz Wrap Up:** The event seems to have been a smaller event than in years past. No issues were reported.
10. **July 4th Update:** The GM reports the new information coming in this morning is that there is a possibility that the fireworks will be banned by Travis Co. due to the drought situation.
11. **Office Move Update/Old Office Building:** The administrative office is completely moved in at the Dawn Dr. location. Work will soon begin in repurposing the old admin office for small meeting rooms.

COMMITTEE REPORTS

12. **Nominating Committee:** Chairman Standiford reports that the committee is in the process of looking for Candidates to run for the Board of Directors in November. The Board will increase its Directors from 5 to 7 for next year. It is a 3-year term. Please contact the committee if you, or anyone you know, is interested in running. There is a calendar posted on the POA web site with some additional information, including some general expectations for those interested candidates.
13. **COLV Committee:** Chairman Oliver reports the topics of the next COLV meeting will be to discuss unpaid POA assessments by the City and also the July 4th celebration.

ITEMS TO BE VOTED ON (BOD)

14. **Cost Recovery Recommendations:** President Oliver asks for a motion to be made on the 2012 cost

recovery recommendations presented tonight by the Facilities Committee. VP Freeman makes a motion to approve as follows: **a)** increase the Annual Assessments from \$125.00 to \$130.00; **b)** implement the recommended range of "Cost Recovery Fees"; and **c)** consider "cost indexing" future Annual Assessment increases from 2012 onwards. Secretary Standiford seconds the motion. **Discussion:** Parliamentarian Molloy makes a motion to amend, in order to separate the cost recovery recommendations from the increase in Annual Assessments. The amended motion did not receive a "second" from the Board; therefore the motion to amend failed. No further discussion. President Oliver asks for a vote on the original motion and second. The vote is: 3 in favor, and 1 opposed. (Treasurer Wallace also voted, in favor, by signed proxy vote if necessary)

- 15. 2011 Event Requests:** Charity Disc Golf Event – The Board reviews the submitted request and finds it consistent with past approved fundraisers. VP Freeman makes a motion to approve this request, with notification to the member sponsor to be aware of where his guests will be required to park. Secretary Standiford seconds. No further discussion. All in favor and the motion passes.

Seton Foundation – The request submitted to the Board is for 2 meeting dates for the remainder of 2011. This new group will place a club request in August for their 2012 meeting times. The Board reviews the request and sees no problem with the request. Parliamentarian Molloy makes a motion to approve the request. VP Freeman seconds. No further discussion. All in favor and the motion passes.

ANNOUNCEMENTS

- 16.** The next Open Board meeting will be July 14, 2011 @ 7:30pm in the Bluebonnet Room of the Activity Center located at 2601 American Drive

ADJOURNMENT

There being no further business to discuss, a motion to adjourn was made by Secretary Standiford; seconded by VP Freeman. All in favor and the meeting was adjourned at 9:30 p.m.

Blaine Standiford, Secretary

Lago Vista Property Owners' Association, Inc.

