

**BUENA VISTA LAKES
MAINTENANCE ASSOCIATION, INC.**

DATE: Monday May 5, 2025

The Board of Directors of Buena Vista Lakes Maintenance Association met at 7:01p pm at the clubhouse and was called to order by President Caleb Hodges.

A roll call of board members was requested. Members present included Teri Rowell (VP, Finance & OB), Caleb Hodges (President, Mowing), Kiley Brougham (Clubhouse), Gina Powell (Beautification), Carla Tartera (Acting Secretary). Absent: Jackie Hodges (Recreation), Jenny Schneider (Security), Carl Parker (L&D)

Community Members in attendance: Charles Camarato, Jason Patrick #510, Janice Burchett #464, Alex Waugh #35, Dorothy Brown 491 492, Lance Mansfield, lot 77, Ron Whiting 529, Jack Minga.

Benevolence Collection was done. New Total: \$578

Kiley nominate Chuck to Building & Permits, Gina 2nd, Unanimous

MINUTES: The Minutes of the Monthly Meeting Minutes of April 2025 were reviewed. Chuck motion - Kiley 2nd, Unanimous.

FINANCIAL REPORTS: The Monthly Financial Statement of March 2024 via Keith Collins management company was reviewed (received April 14). Teri mentioned to accept after acknowledgement of delinquency adjustments. Kiley Motion, Teri 2nd, 4 yes 1 abstain.

Finance:

1. Last financial report received from Collins as of 3/31/25 showed \$30,000.00 partial balance sent to EZR on 3/26/25, leaving \$18,000.00-ish remaining to be sent for the operating account, and \$44,426.23 for money market funds. Per EZR, the balance of funds were received on Friday and were deposited this afternoon.
2. We have had some monies come in from real estate closings and/or accounts being caught up, updated list of member amounts will be reconciled with attorney's list.
3. Informed late this afternoon the customer accounts should be finalized in their system. I did not have time to try to generate a report or print out, but will tomorrow, not only to give out wristbands, but to reconcile with the amounts shown on last Collins report.
4. Have sent Lots 102/103 Agreement draft to attorney for review.

Neighborhood Watch

Jenny Absent this month.

- April: 13 Neighborhood checks
- April: 10 Extra patrols
- Thunderbird Dr S/Black Panther Cv Juvenile complaint- Juv rutting up the shoulder of the levee
- Thunderbird Dr E/ Thunderbird Cv – Threats- neighbor making threats
- Thunderbird Dr S/ Black Panther Cv- Property damage vehicles back glass busted out
- Thunderbird Dr S/ Black Panther Cv- Harassment- Neighbor harassing caller
- Black Hawk Dr/ Thunderbird Dr S/ Stop sign knocked down by 18 wheeler. Road department replaced it with a temporary sign.
- Thunderbird Dr S – Multiple calls for trees down on power lines

Recreation (Pool, Ballfield & Playground):

Tentatively start opening process Tues May 6, 6pm. Caleb did some maintenance on grounds. Pool shed roof bare wood, replace with corrugated tin looking into self-order install +looking at fence.

Ballfield fence torn down, small gate side already in pretty bad shape - no repair, but make safe by removing post (CH)

Clubhouse:

Bathroom ceilings and possibly walls, the mold is spreading (top priority) The ceiling outside of the women's bathroom is showing signs of mold as well, I'll ask if this can be included + Relocating the air intake vent + Office ceiling. Will be meeting with the EZR vendor to review above needs/repairs/quote on 5/7. 2025 Clubhouse income total as of 5/5: \$1,150 (not including April storage rentals)

Rentals

- 1 rental 4/6 (Chirt)
- 2 rentals planned for May (5/4 Clark, 5/24 Finney)

Orange Book

Orange Book Committee has finalized proposed changes to the By-Laws which I am completing to send to the attorney for his review and suggestions. I am also working on a complete list of the Standing Rules. The proposed Protective Covenants amendment was sent to attorney for review. Teri to copy board on these covenants and any communication with the attorney.

Beautification:

Owes list of six properties will received a letter in last month

Building Permits

Alex Waugh property shed expansion approval motion by Teri, 2nd Kiley, Unanimous.

Teri verified with Planning that the owner of Lot 151 (Broesma's former house) had applied for a building permit only, but not paid the fees or been approved yet (though Mr. Gowen indicated County had approved already). I notified Mr. Gowen to let him know we had approved the additional subject only to when and if County approved it (and let him know what I had been told about the status of his County app.) Chuck confirms, procedures Article 17 -board approval plot plans specs and BVL approval moving can go to secretary to forward to him.

Greeter

No Report

Mowing & Grounds

Mowing in April before easter weekend - normal service has begun. No mow, no bills in March.

Maintenance: Lakes & Dams:

Engineer is set to perform our Formal Inspection on 5/17

- Finally got the materials to install the No Trespassing signage around the lakes and they will be installed at the designated locations by the end of the day tomorrow.
- Meeting with the contractor fixing the ruts around the levees tomorrow morning to make sure we're on the same page, as far as making sure we're hitting everything, and he'll begin work on that asap.
- Still haven't been able to get in touch with the county contact to see about getting a fresh coat of gravel placed at the levee parking areas, so not sure they're really crazy about that idea but will try to email and call again.
- I haven't done so yet but will work on getting quotes from EZR on Dock repair to put with my other quote and getting the newer Green Duck dock stained. I'll also get a quote from some guys that I know to throw in the mix. If I don't get anything back from the county on the gravel for parking pads, I'll get that quoted as well.

Ladies Club:

No report

1. Unfinished Business (15 - 20 min)

- a. New Directors - Still need greeter. Chuck Cammoto nominated for Building and Permits by Caleb. Teri 2nd. Unanimous.
- b. Levee Damage caused by resident (Carl) - repairs in process.
- c. Docks - stain and repairs (Carl) - EZR quote in April tabled for May to review in June
- d. Levee Parking - (Carl) asking county about gravel for common areas, work in progress
- e. Signage Install (Carl) 1 Rain Cloud, 1 @ #4, 1 @ #3, 1 @ Green Duck Launch, 1 @ Green Duck new dock - still to be installed by May 6.
- f. No Parking on Grass signage for levees- table until May
- g. Lot 102 & 103 - Teri called the planning commission and checked for plat with no record of receiving that the plat recording was approved by the county. Teri motion to recommend proceeding with attorney to review and approve (insert plat record into agreement) at hourly rate. Gina 2nd. Unanimous.
- h. Wristband distro Teri providing the list and rules for number of wristbands + distribution and dates.
- i. Vehicle Hang Tags - Teri motion to create a new standing rule to use one wristband on dashboard and wear one wristband while on a boat or levee - under wiper. 2nd Gina. Unanimous. (we need this rule written and added online)
- j. Keep Citizen citation and record keeping on unfinished business for future ownership and process. Amy King (resident) presented citizen citation/warning.
- k. Clubhouse Wifi - 1.2k per year, table until repairs are done
- l. Late fees 6% per annum extended due date to May 15. Balances corrected in EZR, check to ensure you are paid up by 5/15 before 6% fee is added. Chuck motion, Kiley 2nd, Unanimous. **Kiley add to HOA group.**
- m. Vending machine (Kiley) - Teri to work on agreement, check insurance.

2. New Business (20 minutes)

- a. Pool Opening + Roof & Fence Repairs
- b. Do we want to enforce/collect the monthly "carrying charge/administrative fee" for people that pay late. Currently at \$6 per month, and Teri work with EZR to collect as of now.
- c. Spring Clean HVAC Clubhouse
- d. Ballfield damage discussion - (Caleb) - Teri motion to remove small section, Gina 2nd, Unanimous.
- e. **Community Concerns - Lance Mansfield fb add, report culvert issues on HOA group, add Jarman phone**
- f. **Jack Minga - Lakes overflow from state property (higher than Lakes) - to show Carl to contact Arkabutla corp of engineers**

3. Annual Meeting:

- a. Community Garden (KB)
- b. Insurance Review (TR)

Chuck motion to adjourn, Teri 2nd. Unanimous. 9:04 pm meeting adjourned.

Caleb Hodges, President

Carla Tartera, Acting Secretary