

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

DATE: Monday June 8, 2025

The Board of Directors of Buena Vista Lakes Maintenance Association met at 7:00 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), Charles Camarato (Permits). Absent: Carla Tartera (Acting Secretary), Jackie Hodges (Recreation), Jenny Schneider (Security/ Resigned), Carl Parker (L&D)

Property Owners in attendance: Janice Burchett, Julie Bales. Leasee: Trey Louviere

Benevolence Collection was done. New Total: \$615

MINUTES: The Minutes of the Monthly Meeting Minutes of May 2025 were reviewed. Unanimous Approval.

FINANCIAL REPORTS: The Monthly Financial Statement of April 2025 via EZR management company was reviewed. reviewed but not approved. Corrections to be made and revised financials will be reviewed during unfinished business in July.

Finance:

1 - Financial Report from EZR ended 4/30/25 indicates they received from Collins in operating funds \$17,975.70 + \$26,226.68 = \$44,202.38. Money Market funds received is \$44,426.35. 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 operating account so I am not understanding the ending bank balance which is short of the \$17,975.70. I have also questions about a \$957.60 postage/copies/supplies expense, but I suspect it was for the welcome letters. We need to discuss if we need to make it mandatory for electronic delivery instead of mailouts which are too expensive. Also, there was a \$35.00 return check fee I have asked about, making sure it was charged to owner's account, but don't know who or anything. Additionally, the late charges on accounts seem to be out of whack, as well as EZR is supposed to be doing research about our \$6.00 monthly admin fee, standing rule passed several years ago – if able to charge this in Mississippi, but haven't heard back yet.

2. We have \$44,791.25 uncollected fees owed as of today's aging report.

Neighborhood Watch

Jenny Resigned

- 6 Neighborhood checks
- 21 Extra patrols
- **WHOLE SUBDIVISION** Speeders, Caller did speak with deputy which resulted in extra patrols
- **Black Bear Cv/Thunderbird Dr E** Malicious mischief, Caller believes her dog was poisoned
- **Little Dog Cv/Thunderbird Dr S** Welfare check, 93/F Deputy made contact she was ok
- **Thunderbird Dr N/Laughing Buck** Suspicious vehicle, NEG contact in subdivision
- **Thunderbird Dr N/Laughing Buck** Malicious mischief, Vehicle damage report filed with deputy
- **Thunderbird Dr N/Laughing Buck** Welfare check done by employer, Positive contact with the homeowner everything was fine
- **Thunderbird Dr at boat dock** Suspicious vehicle (BLK TAHOE) driving reckless and parked at boat ramp, Deputies made contact with the subjects (ADDRESSES NOT LISTED IN SUBDIVISION) and they checked out ok caller didn't want contact with the deputy

- **Thunderbird Dr area near the lake** vehicle parked for approx. 2HRS with the lights on. Caller requested welfare check. Deputies made scene and driver had fallen asleep.
- **Thunderbird Dr N/Green Duck** Civil matter. Homeowner request to speak with deputy regarding civil issue.
- **White Goose/Little Elk** Trespassers on callers property. Caller did speak via phone since she was not on scene.
- Vandalism to a residence on Howling Fox Cv was not reported to the Sheriff's Office as of May 30.

Recreation (Pool, Ballfield & Playground):

Ballfield damage caused by residents cannot be repaired. Damaged area will be removed and not replaced.
(CH)

Clubhouse:

2 rentals in May (5/4 Clark, 5/24 Finney). None upcoming.

2025 Clubhouse income total: ~\$1,300 (waiting on finance reports to add storage rental from last 2 months) Spent \$ 81.27 on landscaping fabric and stakes

Water heater update - Resident Chris Humphrey owns a plumbing business and sent a couple guys out to check. The ticking sound was caused by a hose by the pool being left slightly on.

Ceiling/Mold Updates- Met with Clay Mclean on 5/7. The black mold issue in the bathrooms and hallways is a health hazard. To fix the bathrooms the ceiling drywall needs to be removed, replaced, killed, and repainted. It was recommended that we replace the light fixtures (likey with just 1 light instead of the current 2 lights). The bathroom walls and hallway ceiling will need to be killed and repainted. He also recommended replacing the hallway light. The first company quoted \$2,750 for this, but the quoted work sounded different than what was discussed in person. The contractor I met seemed very knowledgeable but this company has been difficult to get ahold of (took 3 weeks for them to deliver a quote when I was told I'd get it the next day, for example). I'm not comfortable moving forward with them and asked EZR for 2 more quotes. Still waiting to hear on those.

The office ceiling is not a mold issue, it just needs a patch job. If price is prohibitive, I have no issue putting this off to cut costs and get the bathrooms fixed.

I was told the vent is **not** an issue - it is a return vent, which SHOULD be near the floor, unlike an intake vent (maybe we were previously thinking it was an intake vent?). Keeping AC slightly lower (mid 70s) to keep mold at bay when clubhouse is unoccupied. I have been pricing out dehumidifiers as this is a recurring problem (around \$70-\$200). I think we should consider purchasing and running those once the ceilings are repaired.

HVAC update - Plan to call resident Tommy Garner to do a general upkeep inspection. Will get their opinion on the vent mentioned above too.

Flower Beds - Rock donated by the Ladies Club. Lining fabric and stakes were purchased for \$81.27. The Ladies Club and a few volunteers helped me remove the old mulch

Orange Book

I am half-way finished with drafting By-Laws and Standing Rules with committee suggested revisions to send to the attorney for review. Hopefully, by next week it can be sent to attorney.

Beautification:

Gina sent three letters this month.

Building Permits

Application for a replacement fence, hog wire, was discussed. Charles motion to approve permit, Teri 2nd. Unanimous. Charles will notify the property owner.

Greeter

Amy King was nominated and elected to the board to serve as greeter. The board is thankful to Amy for volunteering.

Mowing & Grounds

Normal service continues.

Maintenance: Lakes & Dams:

- The engineer handling our formal lakes and dams inspection contacted me and really wanted to wait until drier weather before performing it. He said if we were ok with pushing it back and waiting a little further into the summer, it would allow the water level to drop a little and would be able to get a better view of things. I told him that it was fine and he said he'd contact me and give me a heads up when he thought it was ready. I'll follow up.
- I was able to get all of the No Trespassing signage that I had installed around the lakes. I noticed the area around the boat ramp on Thunderbird, next to my brown cabin, has two of the new signs there now, so I will go and move one of those this week to either the bank around the upper lake, Deer Track, or the new boat ramp on Green Duck. Once we get the No Parking ON Grass signage, whenever we decide to do that, I'll get those up asap as well. It was decided by the board to wait until gravel pad areas on levees are accomplished before pursuing the acquisition and installation of "No Parking on Grass" signage.
- * *While installing the no trespassing signage, I did make contact with someone fishing on the south side of the Thunderbird Dr S levee that was wearing what appeared to be a fake wristband. We had a really good conversation regarding community trespasser concerns and since he didn't have all the required documentation and couldn't really say who gave him the wristband, other than some guy he used to work with named John, he offered to leave and give me the wristband. A lady stopped me later that day and said that she knew the guy and had told him in the past that he could fish there but he kind of wore out the welcome once his friends started showing up too. She also mentioned that he had been caught out there last year with a fake bracelet as well. He was YouTubing it, so I would imagine he was part of the group that Jason Patrick mentioned running into a couple of meetings ago.*
- I spoke with the contractor fixing the ruts around the levees today and he said that with the rain that we had and a hospital stay that he had, he wasn't able to get to them yet. He told me that he would have them done before the end of the weekend.
- Still attempting to get an answer from the county road contact, Jarman, on getting a fresh coat of gravel placed at the levee parking areas. I've spoken with the secretary a few times now and apparently the guy is a busy dude and has been on vacation the past week. I emailed him and she said she would make a note for him to call me back. In the email, I explained that keeping those gravel areas maintained and maybe adding another on the west side of Thunderbird Dr S, near the spillway, would really help keeping the roadways clear and prevent damage to the shoulders of the road and levee surfaces, so maybe he'll hook us up.
- Still have to work on getting quotes from EZR on Dock repair to put with our other quote and getting the newer Green Duck dock stained. I did get a contractor that I've used before on stain and paint projects to go out this weekend and asked him to give us a quote for staining the Green Duck dock to review as well. He hasn't gotten back with me yet but will have that hopefully by the end of the day.
- * I'm also not sure if I was asked to do anything with this yet, but I went ahead and got the guy repairing the levee ruts to give a quote on repairing the washout that's forming on the west side of the green duck levee, the one Ann emailed about. He said he would grade the area with his tractor and add new sod. Quote was for \$400. Adding to unfinished July business.

Ladies Club:

No report

1. Unfinished Business (15 - 20 min)

- a. New directors: Kiley nominated Amy King for Greeter, Teri 2nd. Unanimous.
- b. Levee Damage caused by multiple residents (Carl) - repairs on hold for favorable weather, getting quotes for additional damages - see above
- c. Docks - stain and repairs (Carl) - see update above
- d. Levee Parking - (Carl) - see update above
- e. Signage Install (Carl) - see update above
- f. No Parking on Grass signage for levees- see update above
- g. Lot 102 & 103 - Teri still working on this
- h. Wristband distro - removing from unfinished; bands avail before monthly meetings.
 - i. Wristbands given out = 649 to 183 lots, leaving 551 before tonight
- i. Citizen Citation: board still needs to define a process to implement this rule

- j. Clubhouse Wifi - 1.2k per year, table
- k. Clubhouse HVAC - see above
- l. Ballfield damage discussion - (Caleb) - see above
- m. Vending machine (Kiley) - removing from unfinished; we do need an agreement & no insurance requirements per Teri but the opportunity is no longer available.

2. New Business (20 minutes)

- a. Review EZR communication tools in lieu of social media
- b. Levee washout moving to July unfinished
- c. Rentals not in compliance
- d. HOA procedure on enforcing trespassing is to call & wait on police to make trespassers leave. Any resident can do this.
- e. Community Concerns
 - i. HOA housekeeping updates - more frequent reminders of requirements to use community property
 - ii. Trespassing signage discussed - determined we have what we need currently
 - iii. Bad actors at the pool. Underage and unsupervised teens.
 - iv. Teen vandals in the subdivision.
 - v. Neighborhood Watch revitalization
 - vi. EZR Review
 - vii. Blocked mailbox / accessible parking (Gina)
 - viii. Green Duck home with heavy equipment, RV, frequent traffic
 - ix. Golf Cart community efforts will be spearheaded by Julie Bales

3. Annual Meeting:

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

XX motion to adjourn, XX 2nd. Unanimous. 9:47 pm meeting adjourned.

Caleb Hodges, President

Carla Tartera, Acting Secretary