

LFPOA Annual Meeting
Minutes of 3/6/2021
Virtual Meeting via Google Meet

Meeting was called to order at 9:04am by Mike Hayes, President of the LFPOA Board

As this was our first Annual Meeting using Google Meet, attendees were asked to mute their microphones and were advised that all questions will be answered at the end of the meeting during open discussion. Attendees were asked to type questions in the “chat” section.

Approximately 49 families were in attendance, which included 4 phoning in.

Board Members/Board Opening:

Current Board members were introduced:

Mike Hayes, President

Rich Kildow, Secretary - Rich Kildow’s term is up and he was not running for a Board seat. Rich was thanked for his service to the Board and community over the last three years.

Steve Jennings, Treasurer

Lesleigh Anello, Member at large

Tim Bolden, Member at large

Joshua Duke was appointed by the Board to serve a 1-year term as there was not a quorum to vote Joshua in for a 3-year term.

The Board will meet again in the next few weeks to determine which Board Member will assume what position.

Financials:

Steve Jenning provided a financial summary and explained that we continue to build a reserve, however due to homeowners purchasing and combining multiple lots, our revenues have decreased.

Grounds maintenance is the largest expense we have. Due to the previous landscaping company, Garber Grounds, quitting and leaving us to scramble to find another vendor, we hired Fritz Lawn Care for one year term. We are seeing how this works out this year.

It was explained that the marina finances are separate and it is funded by dues paid by those who own slips in the marina. The marina has a reserve.

Lisa Lambert was mentioned and thanked for her bookkeeping services over the years, as she handles the collections of dues, paying invoices, and tracking down and updating lot owner changes.

Community Emails:

Lesleigh Anello explained that we now have a new email platform (Google). This will allow us to have a community calendar along with many other Google drive products that will provide us with tools to manage documentation and help with communication efforts in the community.

- Board@lowesferrypoa.com
 - All general community questions, concerns, ideas
 - The community calendar is tied to this email and the community can access this calendar to see what events or projects are taking place in the community.
- Finance@lowesferrypoa.com
 - All communication directly related to financials to/from Bookkeeper and Treasurer
- ARC@lowesferrypoa.com
 - All communication and applications related to new builds and improvements

Committees:

Committees were introduced and discussed.

ARC - Mike Hayes and Steve Anderson, along with Robert Marlino from Allen & Associates

- There were 9 homes reviewed in 2020.

Clubhouse & Pool - Lesleigh Anello, Joshua Duke, Chelsea Osborn, Cathy and Scott Bassitt

- Chelsea Osborn provided details from the Clubhouse & Pool survey with the majority of requests related to more chairs and tables.
- A whiteboard was installed in the clubhouse for the calendar and miscellaneous community postings. A first aid kit has also been installed on the wall near the grill entrance/kitchen.
- The pool is scheduled to start the cleaning/opening process on April 19th with a scheduled opening date of May 1st.

Gates & Entrances - Rich Kildow, Elvin Stephens, Brad Bassitt, Ken Worthington, Ron Kudich.

- Rich Kildow was planning on holding a meeting but will be going off the Board so a new Board member will be assigned as a liaison for this committee.
- Painting of the fencing is a need and will be scheduled, weather permitting.
- Contact Al Stephens elvinstephens@msn.com for fobs and remotes.

Grounds - Steve Jennings, Tim Bolden, Lynn Learch, Larry Dooley, Tammy Clemmer, Herb Otten, Dave Blizzard

- Community lighting work is being completed.
- Trees are being planted along Pride Road and landscaping around the clubhouse is being cleaned up with some plants added, thank you to Lynn and Tammy for spearheading this project.

Marina - Rich Kildow, Marty Zutt, Sam Anello

- No meeting held yet but it will be scheduled in the near future, as Rich is leaving the Board.
- The Board received a cost to add 4 additional slips, and the cost for each slip is \$21,750. These are the longer slips. Please contact the Board if you are interested in a slip.

Welcoming - Lesleigh Anello, Brenda Blizzard, Cathy Kudich, Lynn Learch, Denise Vermeulen

- The team warmly greets and welcomes all new homeowners to the community and 17 new homeowners were greeted in 2020.

Community Concerns

- Dogs off leash - Tim Bolden explained that while there is not a "leash law" in the community or the town, everyone in the community should be a good neighbor and not allow their pets to be a nuisance to others.
- Community Facebook page - Steve Jennings explained that the Lowe's Ferry Neighbors Facebook page is not operated or monitored by the Board - a resident started the page. If you have a question for the Board about anything in the community, please email the Board.

Open Discussion

Suggestion was made to have hooks added in the fitness center for keys, coats, etc. and the Clubhouse Committee will take care of adding these items.

Question about a bulletin board in the clubhouse and it was explained that a magnetic whiteboard was added about a month or so prior to the meeting where residents can post business cards or other helpful information.

Question about internet service arose and it was explained that the Board had looked into this and received pricing from Spectrum to bring service in and the community, and residents did not want to proceed with this option. Rich Light has been willing to answer questions/assist neighbors with internet solutions.

Question was asked about the possibility of a management company for our community and the Board is in the investigative stage of gathering information and costs, with discoveries provided to the community at a later date.

Question about a trailer storage area and walking trail in the community. It was explained that the original developer promised a number of things as a marketing tool, prior to going bankrupt. The Board investigated the possibility of building a storage area a few years ago and the area allotted for this was determined by the Town of Louisville as not being viable due to the inability for vehicle access - Pride Road is too narrow to allow an entrance to that area. At that time, the majority of the community residents did not want a storage facility in the subdivision. The Board has agreed to review other possibilities.

Meeting Adjourned - 10:23am

Submitted by Lesleigh Anello, LFPOA Board Secretary