Date: December 13, 2024

Time: 4:00 pm

Place: 38 La Buena Vida Dr

 Home of Sylvia and Bill Imhoff

Agenda:

1. Call to Order
2. Owner Comments (Limit 5 minutes per comment)
3. Review and Approve October 2024 meeting minutes.
4. Committee Reports
	1. Financial
	2. Architectural
	3. Phase 2
	4. LBV Lake/Marina - Supplement Lake and Marina Rules needed to protect the channel and maintain views for all owners
5. Current Business
	1. General Maintenance
		1. Landscape Maintenance
		2. Gate
		3. Sprinklers
		4. Electrical
6. Old Business plans
	1. Increase in yearly assessment fees: necessary to build a fund for future road repairs.
		1. LBV-HOA owns our road, La Buena Vida Drive, and responsible for road maintenance and necessary repairs.
7. New Business
	1. Add accountant James Creedmore to all bank accounts

This will allow bookkeeper to access bank statements online. We currently are manually downloading statements.

* 1. Bulkhead along the incoming canal in bad shape, need repair to avoid further erosion and damage to existing bulkhead (lots to left of 38 La Buena Vida Drive and marina).
		1. Bulkhead repairs are responsibility of each individual lot owner.
		2. Bulkhead is one continuous system to keep water out, avoiding erosion of each landowner’s land/dirt from wasting away into the lake. Each damaged individual bulkhead affects the entire strength of the neighborhood’s bulkhead.
		3. Damaged bulkheads only get worse with time, costing the individual more money when repaired.
		4. Professional complete assessment of a bulkhead must be done on top and underwater. Board has suggestive bulkhead engineer to assess your bulkhead. Also, has suggestive contractors for bulkhead repairs.
1. Executive Session
	1. The directors may recess into Executive Session to discuss items such as:
		1. Homeowners’ Deed Restriction Violations
		2. Legal Updates and Ongoing Discussions with Attorney regarding upcoming Arbitration
2. Reconvene in Open Meeting to Consider and Act on Findings in Executive Session
3. Confirm Next Meeting
4. Adjourn

Please contact the LBV Board for further information:

Sylvia Imhoff

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