

**Board of Directors meeting Minutes-Draft**  
**Lake Vista Property Owners Association Board Meeting**  
Tuesday February 18, Social Center, 7 PM regular meeting

**CALL TO ORDER-** 7 PM President Kim Kreh

**Quorum** -yes, all directors are present except Heidi Vandehoef, secretary.

**Approval of Minutes of Previous Meeting:** January 2025-approved as written

**Matters from the Floor-N/A**

**PRESIDENTS REPORT**-Kim Kreh reported on the quote from Capps dock for new fishing dock with kayak launch and benches to go where original dock behind Spinnaker Point was located. The suggested quote was roughly \$30,000, other recommendations from the board and the possibility of a seasonal discount were to be discussed by Kim before the proposal is finalized.

**FINANCIAL REPORT** -John Thornhill, no irregularities noted.

**MANAGEMENT REPORT – Holly Snead**

Reported on a meeting with a new Lake Management company Aqua Docs.

First draft of 2025.2026 budget incorporating new reserve study numbers was introduced for later discussions.

Proposal for replacement of landscape timbers along the driveway to the social center, and around the new playground was presented.

Dam inspection time again, dam owners training class is coming up also.

James River to do egg oiling again in April.

Discussion on rental conduct and repercussions for violations of the house rules.

**COMMITTEE UPDATES**

**ARC Committee** –Pam Logan discussed new complaint form developed for covenant violations, approved with small changes by BOD.

**Pool Committee/Social – Heidi Vandehoef N/A**

**Neighborhood Watch**-scheduling of new deputy shifts to be paused until a volunteer to do this can be established. Some short-term successes, but not sure about overall long-term impact, or if Forest Lakes wants to continue to split the cost.

**OLD BUSINESS-**

- **Dock**-BOD approved concept, but smaller scope quotation requested
- **Playground timbers and mulch**-Proposal from A-plus accepted.
- **Fisherman's road and new Hutter Lake lighting**-pending
- **Langley Easement**- BOD will request update to the document by Jim Richards

**NEW BUSINESS**

-**Aqua Doc proposal for phosphorus testing**- approved \$450

-**VP position**, John Thornhill agreed to serve in dual role as VP and Treasurer.

**Next Meeting- March 18 2025, meeting adjourned 8:30PM**

**Respectfully submitted, Holly Snead Association Manager, acting secretary**