Sugar Valley Lakes Homes Association, INC

# Minutes - Board of Directors Meeting

## August 16, 2018 at 6:30 PM – Hidden Valley Club House

## Call to order, Pledge of Allegiance and Invocation – led by Chair Otto and Invocation given by Board Member LaPorte.

## Approval of previous minutes – Motion to approve by Lance and second by StClair-Hays. Motion approved.

## Manager’s Report by Morrell

**ADMINISTRATION**

Met with Chairman Otto on 7/26/18 to entertain proposal by made in person by attorney Rod Hoffman.

Hoffman is an experienced HOA attorney out of KC.

The Rural Water District #2 sent letters to gauge interest in expanding services to SVL. Town hall type meeting planned for AUG 21, 7 PM.

Found a new vendor for ice delivery at HVL – Mid-America Packaged Ice out of Clinton, MO.

Golf course is looking good due to efforts of Jay Krumm and his team.

Had yet another damage to Golf Course by unidentified youths who fled from the scene - green #5. Sheriff report done and pictures of the perpetrators were taken. Perpetrator is now identified.

Mowing side roads and other common properties continue.

Gravel continues to be spread in abundance at HVL.

Water vegetation continues to be a concern. Had County extension agent tour the SVL on 8/3/18. Had follow-up visit on 8/14/18 with an aquatic vegetation application vendor from DeSoto, KS assess the SV lakes. Awaiting his written report and abatement proposal.

**HR**

In process of hiring a new grader operator for HVL.

Many people still relatively new to their positions and getting valuable experience. Janet Olsen at HVL Club House. Wayne Goodall as HV Security Guard, and Renee Gilson as SV Club House manager.

Summer employees, mostly college students, have finished their summer jobs with SVL In process of hiring replacement staffs.

Implemented Saturday hours at administrative offices at SVL. Assessing its effectiveness as we go.

**PR**

Plenty of comments on ‘fines’ proposal.

There are a few items stating need for immediate action.

Re-hired Matt Rogge in SVL maintenance.

**$$**

Received confirmation that our amended tax returns were processed by the State of Kansas.

SVL and HVL Foreclosures still not completed yet.

Met on 8/7/18 with BB County Commissioner Lynn Oharrah and BB county attorney Justin Meeks to vet a BB County ‘landbank’ type concept for properties considered for foreclosure. Perhaps a way to pass on ownership to new prospective buyers with less of the bureaucracy created by the foreclosure process. More detail to come as the idea get more fully vetted.

## Committee reports: Recreation, Publicity, Audit, Beautification, Architecture - none

## Old Business – none

## New Business:

## Hoffman proposal motion by StClair-Hays, second by LaPorte. Motion Passes.

So moved, the Board approves using attorney Rod Hoffman at rates delineated in his letter to SVL Board Members dated 7/27/18, only when authorized by the Board Chairman and/or his designees. There is no retainer fee and no contract.

Basic Rates: charged in 5-minute increments

Hoffman: $300 per hour

Associate Attorneys: $170 - $225 per hour

Paralegal Work: $140 per hour

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## Privacy Policy motion by Lance, second by StClair-Hays. Motion Passes.

**Privacy Policy of Sugar Valley Lakes Homes ASSOC, INC**

**PREAMBLE: Association employees need guidelines on how to handle member information. Association members have a right to know how their information is being used from a privacy perspective.**

1. Sugar Valley Lakes Homes ASSOC, INC will, for the purposes of this policy, be referred to as ‘the Association’.
2. Information that is acquired in any manner, once acquired; becomes the property of the Association.
3. Information may be recorded in many forms. Hard copy records, electronic records, photos, audio records, and videos may be considered records, but it is not limited to this list.
4. Records involving property or personal rights may also be subject to local, county, state or federal governmental policies and laws. Records laws or policies for these governmental agencies override Association policies.
5. Generally, information collected, kept or otherwise recorded by the Association is not ‘privacy protected’ (exempted: Association employee personnel records) and thus is generally available upon request to anyone or any entity.
6. The Association Manager, under the auspices of the Board of Directors, may deny any request for information when it is deemed to be not in the best interest of the Association.
7. The Association may set in advance a fee structure and receive payment in advance for the cost of labor and materials to fulfill a request for records.
8. The cost to assemble and deliver records in a requested format may or may not be readily available. Thus, the Association reserves the right to deny records requests due to lack of technical resources to produce the records or for any other reason deemed valid by the Association Manager, under the auspices of the Board of Directors.
9. Generally, members do not have the right to have the Association restrict release of records to requestors. However, the Association Manager may restrict access to records when it is deemed to be in the best interest of the Association and its member or members.
10. Any appeal for variance regarding this policy may be appealed to the Chairman of Board of Directors and will be considered by the Board at the next appropriate meeting. The appeal must be reduced to writing and that writing will be the sole source of information upon which the Board will make their appeal decision. Hence, there will be no in-person plea or hearing.

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## 2019 Camper Fees motion by LaPorte, second by Lance. Motion Passes.

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| --- | --- | --- | --- | --- |
| **SITE** | **AMENITIES** | **CURRENT** | **PROPOSED RENT** | **PROPOSED RENT** |
|  |  | **RENT Per Night** | **Per Night** | **High Demand Weekend** |
|  |  |  |  |  |
|  |  |  |  |  |
| Camp Site #01 | H2O and ELECTR | $13 | $15 | $20 |
| Camp Site #02 | ELECT | $11 | $13 | $20 |
| SV Camp Site #03 | H2O and ELECTR | $13 | $15 | $20 |
| SV Camp Site #04 | H2O and ELECTR | $13 | $20 | $25 |
| SV Camp Site #05 | H2O and ELECTR | $13 | $20 | $25 |
| SV Camp Site #06 | H2O and ELECTR and SEWAGE | $16 | $25 | $30 |
| SV Camp Site #07 | H2O and ELECTR and SEWAGE | $16 | $25 | $30 |
| SV Camp Site #08 | H2O and ELECTR and SEWAGE | $16 | $25 | $30 |
| SV Camp Site #09 | H2O and ELECTR | $13 | $15 | $20 |
| SV Camp Site #10 | H2O and ELECTR | $13 | $15 | $20 |
| SV Camp Site #11 | H2O and ELECTR | $13 | $15 | $20 |
| SV Camp Site #12 | H2O and ELECTR | $13 | $20 | $25 |
| SV Camp Site #13 | H2O and ELECTR | $13 | $20 | $25 |
| SV Camp Site #14 | H2O and ELECTR | $13 | $20 | $25 |
| SV Camp Site #15 | H2O and ELECTR | $13 | $20 | $25 |
| SV Camp Site #16 | H2O and ELECTR | $13 | $20 | $25 |
| SV Camp Site #17 | H2O and ELECTR | $13 | $20 | $25 |
|  |  |  |  |  |
|  |  |  |  |  |
| HV Camp Site #01 | ELECTR | $11 | $15 | $20 |
| HV Camp Site #02 | H2O and ELECTR | $13 | $15 | $20 |
| HV Camp Site #03 | H2O | $11 | $13 | $15 |
| HV Camp Site #04 | H2O and ELECTR | $13 | $15 | $20 |
| HV Camp Site #05 | ELECTR | $11 | $13 | $15 |
| HV Camp Site #06 | ELECTR | $11 | $13 | $15 |
| HV Camp Site #07 | None-open area | $8 | $10 | $10 |

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## SECOND reading to consider 2019 Fines and Fees – Board members ongoing discussions of merits and concerns. No further action.

1. **Open Forum -** members ongoing discussions of merits and concerns.

## Adjournment motion by LaPorte, second by Lance. Motion Passed.