Sugar Valley Lake HomeS Assoc., INC

# Minutes - Board of Directors Meeting

## March 15, 2018 started promptly at 6:30 PM – Sugar Valley Club House. Otto, LaPorte, Lance, Jackson, StClair Hays and Morrell were in attendance.

##  Call to order, Pledge of Allegiance and Invocation - Call to order was done by Chairman Otto, then the Pledge and Invocation by LaPorte followed.

## Approval of the Minutes - Minutes for the 1-18-18 and 2-15-18 Board meeting were approved following motion by LaPorte and second by Jackson.

## Manager’s Report - Association Manager Morrell gave an oral report from notes contained in EXB1.

## Committee reports: Recreation, Publicity (N/A), Audit (N/A), Beautification, Architecture, committee reports were made.

## Vision and Values statements as presented in EXB2 was approved on motion by Otto and second by LaPorte.

## Morrell gave general feedback from Listening Session held at SVL on 3/13.

## Morrell presented initiative for repurposing the SVL Banquet Room EXB3. Approved with motion by StClair Hays and second by Jackson.

## Board voted to form an ad hoc committee to study and make recommendations regarding the SVL pool and pool area. Motion by StClair Hays second by Jackson.

## Responding to code violations and reports of code violations- Morrell stated this would be a focus of his office’s efforts to bring order and compliance to the Association

## Open Forum ensued with discussion on a variety of issues.

## Morrell passed out Association budget report. Discussion ensued.

## Open forum was conducted. General questions and concerns were expressed.

## Meeting adjourned at 7:53 PM.

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**EXB1: 2018-03-15 Association Manager’s Report**

ADM: Enrolled in and progressing through an on-line class on community association management.

Developed a DRAFT vison and values statement.

 Doing tank pumps 5 days a week.

 Attending Linn County Commissioners Meeting.

 Making Plans to routinely attend BB County Commissioners Meetings.

 Developing a proposal for dealing with non-compliance with convenants and restrictions.

HR: Max Horner, HV security guard resigned. Actively seeking replacement.

 Posted SV seasonal mowing position.

Posted job for SV and HV Campground - Bath House Attendant.

Zornes expressed desire to drop sales portion of his job.

Filling seasonal part-time jobs at SV Club House Snack Bar operation.

IT: Implemented Office 365 management software for Association Office use.

PR: Continuing ‘Manager’s Blog’ series on the Association web site.

 Had ‘Listening Session’ at SV on 3/13.

 Listening to many member complaints about non-compliance with rules.

$$ Submitted new signature cards for new signees.

 Renegotiated the machinery loan with F&M Bank.

 Renewed line-of credit loan and made large payment.

 Deadline for assessments is near. Outlook is positive.

**EXB2:**

MISSION: The mission of the Sugar Valley Lake Homes Assoc., INC. is to preserve and enhance the properties of Sugar Valley and Hidden Valley by maintaining and improving the common and personal properties of the Association and members. This will be accomplished by upholding, and when necessary, modifying the documents that govern all properties with the unwavering intent to promote the common benefit and enjoyment of the members of the Association as a whole. --approved 2018-02-15

VISION: Through foresight, planning, persistence, and professional engagement, build a reputation as the premier community lake home association in the region.

VALUES: 1. Service with honesty, integrity, dependability, accuracy and reliability. 2. Administration of rules, regulations and covenants in a just manner. 3. Collaborative, supportive, diverse, and inclusive in thoughts and actions. 4. Cultivation of a member-first driven culture and environment with exemplary stewardship, and commitment to excellence.

**EXB3**

RE: Repurposing the SVL Banquet Room

DT: 3/16-18

**OVERVIEW:** With the pool closing for the summer we would like to make Sugar Valley clubhouse a “community center” such as what Hidden Valley has done to their clubhouse. The banquet room is rarely rented by individuals, generally used only for the monthly dinners and monthly bunco. As of right now the banquet room is only rented five (5) times for the remaining of the year.

**PROPOSAL:** A ping pong table could be purchased that could be used inside and outside, the recreation committee is potentially looking into purchasing one. This table can be folded up and stored away in our storage room during room rental if needed. Ping pong balls could be purchased at the snack bar for $1 each so we would not be out any cost. Paddles could be used with a $5 deposit or drivers license.

 A “bar sized” pool table (tables can be purchased on craigslist for $300 or less, in very good condition) would be a great addition for adults. We would like to limit the use of the pool table to 14 years and older to avoid damage to the table, balls and cues. The table could be used as a “buffet table” during the monthly dinners. We could have a board made that would cover it up and a cloth that would be put on it for anytime the room was rented, having it be a part of the event but unnoticeable that it was a pool table.

We would also like to have up to four (4) of our round tables set up so that members could feel comfortable to play games, have their meals or hang out in the “community room”. In addition we would like to offer more games/entertainment at the clubhouse, such as red neck golf (see attached), bad mitten equipment to be used on the volleyball court along with being able to play volleyball (we need a new net that I believe the rec committee is looking at purchasing), yard yahtzee (see attached), yard sized tic-tac-toe, puzzles, board games, card games, chalk board, shuffle board, etc… Most of these things could/will be donated.

**DRIVING COMMERCE:** If the board approves this change, making our banquet room into a community room, Amanda is looking into making food specials to help the food sales and help bring in families in the evenings. She is looking at taco/burritos, spaghetti, pizza, chicken nuggets for kids….something different to offer on a particular night. Also trying to think of ways to add in “drink specials” to bring attention to the fact that we have a full bar, the only place in Mound City that even serves 5.0 and liquor. The pool was able to bring in enough food/drink business that it helped pay to have an employee at the clubhouse later in the evening. The golf course does not pull in enough activity in the evenings alone to warrant keeping someone at the snack bar late in the evening. Not even the golf groups (co-ed and womens league) spend money at the snack bar anymore for food or liquor. If this is not approved then the clubhouse will most likely lose money to keep the snack bar open the hours our members are accustomed to during the summer months. The clubhouse has generally stayed open until 7-8 pm during the weekday (depending on how busy the pool was), 9 pm on Saturdays and 6 pm on Sundays.

Any children, 12 and under, need to be accompanied by an adult.

COST: approximately $1,000 all of this could be done if the rec committee doesn’t help out.

**ACTION SUGGESTED:** So moved, that this proposal as written and with any amended parts be accepted and approved for appropriate further action within the scope of this description by the Association Manager.