



www.lostvalleylake.com

bod@lostvalleylake.com

2334 Hwy ZZ
Owensville, MO 65066
Phone: 800-865-2100 Fax: 573-764-2640

**BOARD of DIRECTORS MEETING
05/13/2023
Lake Expo – Monroe Room**

Owner's Meeting with Board of Directors

Call to Order:

Board President called the meeting to order at 10:00.

Pledge of Allegiance

Roll call:

Board Members Present:

President - Doug Allen, Vice President - Aaron Zaner, Sergeant at Arms - Jason Adams, Dave Edler, Sherri Durbin, Leanna Dalton

Board Members Absent: 1 Laura Schneider

Chief Operation Manager: Paul Adams

Number of Owners Present: 21

Prior Meeting Minutes Approval: Minutes approved electronically and posted.

General Manager's Report: Happy Mother's Day to all. We are looking forward to a new year with all the activities. Dues and payments have been coming in. Currently we are a little shy over last year's numbers at this time but that is due to more payment plans available. Total ownerships are 4826, with 3254 in good standing. The self-guided tours are going well and have many scheduled. One tour of LVL was ongoing at the time of the BOD meeting. Potential owners receive a packet with the information they need to go through the tour and purchase options available at this time. Currently we have done 20 ownership transfers, have 2 pending sales and 9 additional tours set for 2023.

On the marketing side, we are still entertaining outside companies and thinking of other options and offerings to help increase new ownerships.

Chief Operations Manager Report: Spring plans are moving forward. The road contractor will begin to evaluate and work as weather permits.

The outside pool will open on May 27th for the season.

Condo 6 will be receiving a new roof as weather permits with an estimated start date of May 15th.

The Gathering Place will be getting a new deck installed this season.

Asst Operations Manager's Report: – We are still in the process of recruiting and hiring adequate staff. Currently we are short staffed in security, greeters and reservations, so please be patient with all staff members. We have new people in reservations training and others are cross training. Housekeeping continues to deep clean the rentals and condos. Cross walks are set to be repainted soon.

A question was asked about tent campers up in the 100's over the weekend. AOM was not aware of the tent campers and stated they would look into it.

Ways and Means Committee - We are still selling raffle tickets at \$10 each or 3 for \$20 for Memorial Day. The drawing will be held on the Sunday of Memorial weekend at dance. You do not have to be present to win. Ways and Means is sponsoring a Corn hole tournament Memorial weekend as well. The fee will be \$10 per person, and the tournament will be ran by a group of owners. There will be cash prizes for 1st, 2nd, and 3rd place winners. The remainder of the money collected will be retained by the Ways and Means Committee for betterment of the resort.

Open Discussion

- Owner asked if at the time of making a reservation, if reservations can include the site number and employees name on the confirmation slip or confirmation email – answer from AOM was that at this time they don't offer that option just in case the site is getting maintenance work on it.
- Owner asked about obtaining a new updated vehicle tag at time of rebooking a site for an extended stay – yes, a new tag will need to be acquired due to the date change.
- Owner asked about condo reservations for owners and guests in regards to the Luau. The Luau requires payment 1 week before the event due to food preparation and if you have to call 2 days prior for a booking, then you might not be able to get a site or attend the Luau. AOM stated that they would look into it.
- Owner asked about the Sewer Plant – COM stated the sewer plant is still on course, Plans from the engineer were received on Wednesday the 10th and need to be reviewed LVL

management, BOD and then the DNR. The DNR has 2 months to review the plans and either approve or advise changes.

- Question was asked about any vandalism – COM responded that there is always concerns about that but cameras are up and running and monitored at the guard shack. They also have speakers installed where the security staff can use the PA system to help stop any concerns, prior to driving over to the location. (doing back flips on the jump pillow or abusing equipment)
- Question about daily opening time of the Jump Pillow. AOM responded that security will be opening the jump pillow earlier so individuals can have plenty of time to jump before the heat of the day sets in.
- Question was asked about the sewer plant money – COM advised that the money is still in the CD at this time.
- Question was asked about site size – COM responded that they are aware that campers are much bigger than before. In many instances, most people upgrade to a larger camper to fit their needs.
- Open meeting adjourned at 10.52 am

Board Of Directors Meeting (Closed Session)

Called to order 11:00

Old Business

- Status of spillway repair – Currently looking at getting bids from new contractor(s)
- Speeding Fines and warnings that have been issued report, April, 10 stops, 7 warnings, 3 citations written. We rarely have enough personnel to provide patrol and staff the guard house at the same time.
- Sales Program Update- We need to review options to help increase sales
- Welcome Committee Update - Committee has received information on new sales and transfers and will reach out.
- Update on Condo 5 Fire - Information from the insurance company is still coming in and will be discussed on what the next steps will be in regards to demolition, reconstruction, reaching out to companies for bids, etc.
- RV Storage Report- Spots are opening up for RV Storage.
Executive has 24 new spots available for storage. 8 spots for 5th wheels and 16 spots for travel trailers. Afterwards, roughly 35 individuals will remain on the waiting list
Charter has 12 new spots available with 3 individuals remaining on the waiting list.
Reservations will be calling the individuals on the waiting list for both lots until all spots are filled.
Currently the average waiting time is 1-2 years depending on the type and size of the unit.
- WIFI Update - Covering old trench lines, new trenches being cut for adding repeaters in 600 & 700's. Emerging from testing phase with public wifi areas.

- Camera System Update - New cameras still being added. Security can monitor all buildings, as well as the jump pillow from the security office.
- Waste Water Treatment Plant Update and review engineer information - Information received Wednesday, May 10 and is under review. Handouts with the updated information will be provided to BOD members for review.
- Employee update on the resort - Most departments are at their lowest staffing levels since the pre-expansion era in the 1990's when the resort was much smaller. Building hours will be shorter due to staff situation and money. Contractor has been retained for mowing, leaf removal, splitting wood, snow removal on sidewalks. LVL staff will still be taking care of grass/ weeds on and around RV sites.
- Additional reservation purchase option (Sherry) Upon discussing the options with staff, it is recommended that we limit additional reservations in 2023 only to group and day parties.
- Ownership updated and transfer numbers, 20 transfers, 2 pending sales, 9 tours set
- Narcan has been received with a total of 50 doses. A Security supervisor applied for and received via a grant. AOM has confirmed that the Narcan has been distributed to various buildings around LVL and security has been trained in the application of Narcan.

New Business

- Budget and Expense Report Review
- Projects completed on the resort - Summer prep in full swing including getting outdoor pool ready. All buildings and rental units are de-winterized, deep cleaned and ready. four rentable RV's were retired. Grass carp added to Riata Lake, main lake, guard house pond and trout pond, algaecide dispersed as well. Flooring in condo building seven complete. New mattresses, box springs, couches, coffee tables and lamps dispersed in condo units as needed. New signs for various areas of the resort are ordered. Treatment of goose nests complete, awaiting word from Missouri Department of Conservation regarding goose roundup and associated costs. Salvageable items removed from condo building five, some items cleaned, re-dispersed and in use in other areas. Road contractor due at LVL for consult on May 15. Roofer had to recruit an entirely new crew, roof replacement on Condo building six (weather pending) set to begin on May 15 as well. Safety committee has organized a fire extinguisher training event for the staff on May 15 and May 18, training provided by Gerald/Rosebud Fire Protection District.
- Group Overnight Request and Room/Event Rental additional option passed by BOD. This new policy will be posted on the LVL Facebook Private Page and website.
- Question was asked about the Mowers and if they were 1099. Answer from COM is yes they are 1099 employees and are insured.
- Any other resort updates or Concerns – none at this time
- Motion to adjourn received and 2nd. Meeting adjourned at

Minutes electronically Approved: 6/1/2023

Minutes submitted by: Aaron Zaner, Vice-President