Grand Valley Lakes Board of Directors

Minutes from meeting on May 9, 2025

These minutes will be approved during the June 2025 Meeting

Opening: The meeting was opened with prayer by Ron Scott. A quorum was established by Nancy Burke. Jean Harrison had an excused absence. The agenda was presented. Stuart Farmer moved to accept as presented, Paul Benoit seconded. The minutes from the previous meeting were approved. Paul Benoit made the motion, David West seconded.

Treasurer's Report: Donna McClarin presented the treasurer's report, noting the revenue was $222,358.53 and expenses were $39,448.70. General Fund & Dues $444,182.58, water account $59,280.68, Savings $206,359.22, Water Tank Reimbursement $353,787.22. She mentioned some inaccuracies due to reimbursements from the Savings instead of the Water Tank Reimbursement account(s) and will provide corrected numbers. The report was accepted. David West made the motion, Billy Williams seconded.

President's Report: Ron Scott reviewed the annual meeting, where resolutions to increase the funding limit to $50,000 and proceed with gate automation trials were passed. He announced officer appointments: Ron Scott (President), Billy Williams (Vice President), Paul Benoit (Secretary), and Donna McClarin (Treasurer). Wayne Kneipp was welcomed as a new board member. Ron thanked Nancy Burke for her past service as Secretary. Paul, the secretary, has plans to update the website and have an 'official' Facebook page for mainly information purposes.

Old Business:

- **Gate Automation:** Billy Williams discussed forming a citizen advisory committee to gather input on gate automation and security needs.
- **Collections:** Donna McClarin reported on overdue accounts, with Linda Johnson working on collections. She has exhausted all leads on some files. Legal action and a collection agency are being considered.
- **State Water Infrastructure Grant:** An inspection is scheduled for June 13th. The project is expected to be 70% complete.
- **Software Conversion:** The office is transitioning to QuickBooks for our new accounting system. It does include payroll which will give us a time card app for employees to use. Once we have that set up, we will be purchasing our billing software for the water meters.
- **GVL 2025-2028:** David discussed the progress of action items, noting 17 completed and 14 in progress. Four new projects were added.
- **Clearwater Solutions:** A proposal for water system operation was discussed, with revisions expected. A special meeting would be held to vote on it. If we went with this service, they would be responsible for all of the water reporting, checking the water daily, fixing the water if problems arise, and we would operate under their license.

New Business:

- **Office Hours:** Office hours will be revised to be closed on Fridays for administrative work. This will begin on May 16, 2025 and is intended to be a temporary basis until approximately the end of summer.
- **Community Involvement:** Billy Williams proposed a "Bring Out Your Neighbor" program to increase meeting attendance and community involvement. If you know someone who hasn't come to a meeting in a while or ever, please encourage them to attend. This will bring more ideas and more solutions.
- **Architectural Review:** Stuart Farmer reported progress on properties and approvals. We do have progress on the Tutor property on Colonial Cove with the septic system going in. The Grande's house plans have been tentatively approved for construction on Golf Drive. The Trexler's have submitted their house plans on Grand Valley Drive.
- **Staff Reports:** Tom Wein has been working on equipment repair, beach maintenance, roadwork, installing camera systems, and servicing vehicles. Mowing will begin Monday, weather permitting. Fire hydrant maintenance will start Monday.
- **Security:** Billy Williams noted a break-in at a neighbor's dock and advised residents to watch out for each other. Ron asked Johnny Rustin to follow up on the status of this incident.
- **Club Reports:** The Men's Club will meet tomorrow and work on the fountain.
- The Ladies Club announced the yard of the month winners. James & Nell Cook won non-lakeside yard of the month and Jerry & Barbara Parkhurst won lakeside yard of the month. Big Hill Grill has donated a gift card for the winners each month. We will meet at 10:30 in the morning here at the lodge.
- The Girls' Club has been having cooking activities.
- May 10 here at the lodge patio we will have a plant swap.

Other: The beach is officially open with new sand. Bathroom renovations were completed. The Nature Walking Trail is open for foot traffic only.

Adjournment: The meeting was adjourned.