Grand Valley Lakes POA
Board of Directors Meeting
August 8, 2025

1. Call to Order & Opening

- The meeting was called to order by Ron Scott.
- A prayer was led by Billy Williams.

2. Special Guest Speaker

- Jacob Jones, scheduled to speak on boater safety, had to postpone. Rescheduling will occur at a later date.

3. Quorum

- A quorum was present, with all directors in attendance made by Paul Benoit.

4. Adoption/Revision of Agenda

- The agenda was reviewed.
- A motion to accept the agenda as written was made by Nancy Burke and seconded by Billy Williams and passed unanimously.

5. Minutes from Last Meeting

- Copies of the minutes had been distributed.
- No changes were suggested.
- A motion to accept the minutes was made by David West and seconded by Billy Williams, and passed unanimously.

6. Treasurer's Report (Donna McClarin)

- Donna presented the report from July.
- Revenue for the month $30,775.30, expenses $64,976.70
- The Treasurer's report was accepted.
- A motion to accept the Treasurer's report as presented was made, by Paul Benoit and seconded by Jean Harrison, and passed unanimously.

7. President's Report (Ron Scott)

- A sanitary inspection of the water system by TDEC occurred last Monday.
- The water system passed with 100%, and Nicholas Bolin commented that it is one of the best water systems he has seen.
- The inspection consisted of checking the water tanks, the water, record keeping, and fencing around the water tanks as security measures.
- Credit was given to the hard work of the board and Tom for maintaining the water system.

8. ARP Update (Donna McClarin)

- The Consumer Confidence Report for water must be posted and made available to constituents. This report has historically been late, but is being monitored closely.

- There have been several reports of damaged or leaking meters. August 15th is the deadline to report these issues to the office for them to be checked by TLM. About eight meters are currently problematic.
- Software for the water system has been purchased and is in the works for setting up bills and postcards. The goal is to integrate this with meter reading.
- Statements, not bills, will be sent out by the end of October to help residents identify potential leaks before liability begins at the end of March.
- There will be a minimum water usage charge, with an additional rate for usage above a certain number of gallons. The exact rates are still being determined.
- Users are encouraged to check their water usage regularly for leaks. GVL is responsible for everything up to the meter; anything after the meter is the homeowner's responsibility.
- The annual water availability charge was discussed. While not currently planned to increase, a study is being conducted to determine reasonable and customary rates.
- The grant received was for the water meters and their installation. The current focus is on utilizing the meters to fairly distribute system costs.
- GVL is responsible for replacing the meter if it breaks.
- The primary reason for getting meters was to identify water loss, which is necessary to qualify for future grants (e.g., USDA grant for lead lines).
- The grant also provides for five years of meter reading services and software to triangulate leak locations.
- **Important Deadline Reminder**: The deadline to report any problems with a meter or its installation to the office is **August 15th**. After this date, the companies will not address issues.
- Community members are asked to help spread this information, especially to weekenders or those who aren't regularly present.
- An alert system (via email or text) will be implemented to inform residents about system work or issues in their area.

9. Asset Management (Donna McClarin)

- The asset management plan, detailing the water system's components and their expected lifespans, has been submitted to TDEC for acceptance. This includes meters (20-year lifespan) and fire hydrants.

10. Collections Update (Donna McClarin)

- Approximately 17-19 files have been turned over to the attorney.
- The attorney has filed 12 lawsuits:
    - 1 person paid in full.
    - 4 are making monthly payments ($50-$200).
    - 1 is making a $6,000 annual payment.
    - 7 are not taking any action.
- Billy Williams stated three small claims court cases have been filed. Court dates have been changed due to serving issues (one individual is in Port St. Lucie, Florida).

11. GVL 2025 & Upcoming Town Hall (David West)

- The GVL 2025 scorecard tracks progress on action items. Of 32 items, 19 are completed, and 13 are in progress (none are "not started"). The deadline is September 30th, but some items may carry over.
- Committee chairs were listed: Jean (Amenities), Ron (Finance & Administration), Stewart (Roads, Maintenance & Improvements - now resigned working on replacement).
- The next Town Hall is tentatively scheduled for Saturday, October 4th, at the Lodge. The purpose is to gather ideas for the next few years' priorities.

- A strategic planning session with the board will precede the Town Hall to create a list of priorities for community input.
- **Committee Structure & Participation: (Paul Benoit & Billy Williams)**
    - The ARC (Architectural Review Committee) needs members.
    - Outside contractors coming through the gate should be reported to the office for security.
    - The ARC does not mediate property line disputes.
    - A building permit from Hardaman County is required for any construction that changes a house's footprint (e.g., adding to a dock or deck). Permits generally cost $60-$100 and include inspections.
    - Setbacks are: 30 feet from the street (easement for GVL and BEA), 10 feet off property sidelines for permanent structures, and 30 feet off the back if near the golf course.
    - Property owners are encouraged to discuss property lines with neighbors and consider a survey if unsure, especially when building close to a line. There was a recent instance of an improper building due to a line issue.
    - The ARC is considering requiring a survey of a lot before building.
    - The Amenities Committee **(led by Jean Harrison)** proposed setting aside lots N501-N506, near the water tank on Welcom Ussery Drive, for future recreational activities (e.g., picnic area, park, community garden). These lots will not be sold.
    - Any development plans for these lots must first be approved by the board.
    - A second vote was held to approve the motion to set aside lots N 501-506 for future recreational area development.
    - Billy Williams made a motion to approve the second reading from a previous vote to secure the lots N501-N506 for future recreational use and development, Paul Benoit seconded; motion was passed.

12. Staff Reports

- **Security (Johnny Rustin)**: The members' gate was struck by lightning and needs a new circuit board. It is temporarily closed.
- **Maintenance (Paul Benoit)**:
    - 35 maintenance tickets received in the past 60 days, 21 resolved, 14 pending.
    - 7 of the 14 pending tickets are road-related with the others being miscellaneous items.
    - Cold patch for roads is on its way, but the truck's drive shaft broke.

13. Club Reports

- **Ladies Club**: Susan West stated no meeting tomorrow. Yard of the month lakeside goes to Mark & Amanda Martin; non lakeside goes to Angel Alsbrook.
    - The Witchy Bingo event is on October 25th.
    - The Mardi Gras party is on February 14th.
- **Girls Club**: Had a pool party as an end-of-summer event. Will resume in September after school starts. Girls aged 12 and under are welcome to join.
- **Men's Club**:
    - Meeting tomorrow at Billy Williams house to finalize plans for the Fish Fry.
    - Fish Fry tickets will be $20 and available from Margaret and at the gate.
    - Fish Fry date: August 30th (last Saturday of August, Labor Day weekend).
    - Volunteers are needed tomorrow after the meeting to pump out and clean the fountain, which is muddy due to construction.
    - Stonework on the fountain will begin after the Fish Fry. The fountain will have lights and be completed. The previous fountain was from 1969 and could no longer be repaired.

14. Adjournment

- Billy Williams made a motion to adjourn, Paul Benoit seconded; meeting was adjourned at 8:10PM.