Grand Valley Lakes POA Board Meeting Minutes
Friday, November 14, 2025

- **Call to Order:** The meeting was called to order.
- **Invocation:** Billy led the group in prayer.
- **Pledge of Allegiance:** The Pledge of Allegiance was recited.
- **Quorum:** A full quorum of directors was present.

Business Actions

- **Adoption of Agenda:** Motion to accept the agenda was made by David West, seconded by Jean Harrison, and passed. The agenda was adopted.
- **Minutes from Last Meeting:** Motion to accept the minutes from the last meeting was made by Billy Williiams, seconded by Wayne Kneipp, and passed. The minutes were adopted.
- **Treasurer's Report (Donna McClarin):**
    - Highlights included revenue for the month $23,624.77; expenses for the month $47,623.86. General fund $32,307.50; Dues account $271,774.78; Savings account at $256,369.52; Water reserve $330,964.52; water deposit $29,732.98 and a water deposit refunded of $5,000;
    - Motion to accept the Treasurer's report was made by Billy Williams, seconded by Carroll Huffman, and passed. The report was adopted.

President's Report

- **Clearwater Solutions:** The board sent questions to Clearwater Solutions regarding the potential contract to run the water system (not sell it). The main concerns are cost and affordability. The decision will ultimately be put to a vote by the community at the annual meeting.
- **Executive Committee:** The committee (President, Vice President, Treasurer, Secretary) has met to define its role, which includes overseeing collections and covenant violations. They plan to meet monthly and encourage broader community involvement.

Committee ReportsCommittees and Volunteers (David West)

- Provided a handout listing committee members and items for investigation/action, including leftover items from the 2025 plan (in red) and new business (in black).
- Note that the goal of 5-7 non-chair members per committee has not been met. Volunteers are still needed, especially for **Maintenance**, **Water**, and **Roads**.

Finance/Revenue (David West)

- The committee has met, is working through a list of items for investigation, and is committed to investigating all suggestions, regardless of personal opinion. The next meeting is scheduled for the first week of December.

ARC (Architectural Review Committee) (Jim Gehringer)

- The ARC plans to meet off-month (next month) and its main goal is to streamline the process for recommendations to the board.
- **Action:** The ARC is recommending approval for two fence requests (one is for the Fies/Thomas property). The board needs to vote on these.
- **Variance Request (Storm Shelter):** Discussed a variance request for an above-ground storm shelter (described as a cargo container-type structure on a concrete foundation). The ARC recommended approval, but the board had not yet seen the drawings.
    - **Action Item:** Paul will work with Jim (ARC Chair) to get the required documentation (drawings/details) to the board for a formal vote via email to ensure a clean record of the vote.
- **Process Refinement:** Acknowledged the need to streamline the ARC/Board approval process, and Jim requested Paul's help to improve it.

Community Involvement/Engagement (Jean Harrison)

- The committee is looking for volunteers and is focusing on two potential projects: **Indian Lane improvement** and the **Dog Park**, which are deemed feasible and affordable.
- **Community Cleanup Day:**
    - Scheduled for **Tomorrow** (the day after the meeting) at **9:30 AM** at the **Beach**.
    - Volunteers are needed to help with gardening/front beds and picking up trash.
    - The Men's Club will coordinate picking up materials from residents for the dump.

Covenants (Carroll Huffman)

- The committee met last Saturday and divided the community into sections for oversight. They encouraged other committees and individuals to submit any requests for changes or elaborations on the covenants.

Maintenance (Paul Benoit)

- Focus will be on **preventive maintenance**—creating calendars and schedules for all POA assets.
- **Maintenance Requests:** Residents should use the POA office or website to submit requests, which enter a ticketing system used by Tom for organization.
- **Unresolved Tickets:** 14 tickets remain unresolved, mostly related to roads, culverts, and larger projects like marina and lodge stair repairs.

Security (Billy Williams)

- **Gate Installation:** Construction is expected to start within the next three weeks. Final stages involve resolving the placement of the radio frequency reader for member car access.
- **Database:** The committee will begin creating a contact database for residents to be contacted for visitor access.

- **Patrol Recommendation:** After the first of the year, the committee plans to recommend a reduction of guard shack hours (by 50-60 hours) and implement a **30-hour weekly roving patrol** for lake patrols, spot checks at the beach/marina, and general security.
- **Noise Ordinance:** Due to numerous complaints about loud recreational vehicles, the committee discussed recommending a noise ordinance (similar to a "Jake Brake law") with a specific decibel level limit if residents vote for it.

Roads (Wayne Kneipp)

- **Concerns:** Potholes, road repairs, overgrowth of trees/branches, and speeding issues.
- **Proposed Solutions:** Recommending convex mirrors at blind corners (e.g., Grandvalley Drive/Tupelo East intersection), and considering stop signs or crosswalks near high-traffic areas like the beach.
- **Road Mapping:** The committee is working to ensure the roads are adequately displayed and named on mapping systems used by emergency services (e.g., Sheriff's Department).

Water (Donna McClarin)

- **Grant Status:** A grant application was rejected, but Donna knows the steps needed to get it approved.
- **Meters:** Efforts are underway to push for the use of water meters to better track individual usage.
- **Billing System:** Tom and Paul/Wayne will practice reading meters and uploading data for the next four weeks to ensure accuracy before beginning the monthly billing process. **Monthly billing** is the goal.
- **Customer Portal:** A customer portal is being developed to allow residents to view their water usage history.
- **Meter Access:** An issue with some meters being completely buried still needs to be resolved by the installer.

Staff Reports

Department	Report Summary
Security (Johnny Rustin)	Addressed several incidents revolving around loud noises. New security personnel will be onboarded, and retraining will start tomorrow.
Maintenance	Received 58 tickets in the last 60 days; 44 resolved, 14 unresolved (pending large projects).
Ladies Club (Susan West)	Raised $4,395 for the lodge's main section and received a $500 donation. They will participate in the cleanup day tomorrow. They will have a holiday lunch on December 12th.

Men's Club (Paul Benoit)	Will meet at 9:30 AM at the beach for the cleanup day. Will pick up materials for the dump and address weeds at the trailer storage area.
Special Events	The **Christmas Tree Lighting** event is on Sunday, November 30th, featuring a decorated ATV/Golf Cart parade.

Closing Business

- **Veterans Recognition:** Ron Scott, West Point and Jim Gehringer, Marine Corps veteran were recognized for Veterans Day.
- **GBL30 Plan:** Committees were strongly encouraged to meet and prioritize items for the next fiscal year's budget by mid-January, focusing on the GVL30 (5-year plan) and listing costs for long-term projects.
- **Adjournment:** Motion to adjourn was made by Paul Benoit, seconded by Jean Harrison, and passed.