

IPVA Board Meeting
6/14/2017
10am
Cooper Norman

In attendance: Al, Gary, Ryan, Darren and Tom. Beth and Kevin from Cooper Norman

Ryan read the minutes from past meeting. Only change was \$10,500 deficit in golf instead of \$12,500 on new discounted golf rates. Gary motioned to approve. Tom 2nd.

Club House:

1. Repairs were completed.
2. Step was fixed. Adam Jacobson donated time and rebar to fix the step.
3. Darren will fix the railing.

Al motioned that we give Adam and his employee a season pass as a token of appreciation. Gary 2nd. Motion passed.

Website:

1. Put info on website for public use.
2. Need updates quicker.
3. May need to start paying for our services so we have some leverage on getting stuff done quicker.
4. Talked about a camera for a live feed for the weather. Everyone was ok to do this.
5. Need to get accurate info on the website.
6. When the website is fully running, there will be a counter to see how much traffic we really get to it.

Fuel Containment Building:

1. Needs siding and tin to be complete. Al suggested we wait til October to finish it - when Dan and Nate will have more time.

Old Business:

1. When will the speed bumps put in place?
2. Plan for redoing the CC&R?

New Business:

1. Tom presented the financial report.
2. We are 3 weeks behind on golf revenue because of start date. At this point of the year we are at a breakeven point - (cash neutral).
3. Would like to start collections on Witkowski.
4. WIP- We are \$3000 behind at Cooper Norman - Time vs. Payment, but they feel it will work out in the end.
5. Al would like to see a weekly report from Dave that includes highlights of the course, ideas, specials, how did the week go?
6. There was no rental income again this month. Cooper Norman said it was sent in - just not posted.
7. Adam Serr from East Idaho Credit Union gave a presentation for LPL Financial about investing money in CD's. Tom suggested to defer to the finance committee on where and how much to invest our money.

Gary moved that we should open and sign documents to start an account with LPL. Al 2nd. Motion passed.

Clubhouse:

1. Tom would like to take the money we had to repair the beam and put it towards flooring. Gary suggested leave the money associated with the beam and take out of reserve the money for flooring.

2. Al suggested the sound echo is terrible and needs to be addressed before flooring. It was suggested that Tom go back to the clubhouse committee for a floor bid and a way to fix the sound/echo problem.

3. Al motioned to stripe the road no more than 300 ft around the hill from the clubhouse with a double yellow line not to exceed \$500. Tom 2nd. Motion passed. Tom was going to see about renting a striping machine.

4. Trash needs to have a modified ramp to help make it easier for patrons to use it.

5. We need to get our resort rules posted and in place.

6. Darren was going to call a lawyer and see about how to go about removing garbage service.

Gary moved that we curtail garbage service as of July 1 because of liability and abuse. Notify owners by mail and website. Ryan 2nd. Motion passed.

Newsletter:

Needs to contain:

1. Board Nominations,
2. Home Owners Picnic - July 29, 5:00 pm Potluck. Board will provide Hamburgers, Hotdogs and will cook and serve. Homeowners bring salads, desserts, etc.
3. Garbage Announcement
4. Updated Website
5. Membership Meeting - September 9.
6. Try to keep your lots in good repair.

Golf Course:

1. Dave needs to submit a summary in paragraph form about what happens each week.

2. Tool Cat is down. \$1200 repair bill. Needs an update.

3. The Rough mower is in bad shape.

4. Al questioned if we were paying overtime instead of comp time.

5. The Workman is broke down. Al was going to talk to the company about a new lease of a Workman.

6. Al wants to do the sprinkler upgrade on #4 using the surcharge money.

Ryan motioned to do the upgrade on the sprinklers if and when there is \$10,000 in the surcharge account. Gary 2nd. Motion passed.

Architectural Committee:

1. Needs to send out letters for the yards and houses that need to be repaired or cleaned.

Next meeting July 12, Cooper Norman, 10:00 am.

Adjourned 1:40pm. Al motioned, Tom 2nd. Motion passed.