

LAPOA Board Meeting
November 5, 2022

In attendance:

Members of the board of directors:

Bill Shaw, Donita Petersen, Ken Doyle, Larry Merritt and Matt Girard

Members:

Patrick Dillinger, James Fernandez, Dwayne Epperson, Lennie Shaw, Sheldon Petersen, Laura Doyle, Richard Jones, Rosemary Jones and Tina Merritt

Meeting was called to order 10:00 AM.

Minutes of the last meeting were approved

The Treasurer gave the following report on LAPOA financial balances:

Operating account/Truist	\$37,272
Reserve/Presidential	\$43,993
CD's	<u>\$21,207</u>
Total	\$102,472

The Chair of the Modification and Change Committee (Architectural Review Board - ARB) gave the ARB report:

The new street light has been installed

There will be one more grass cut this fall and we will do a final leaf removal

Updated Community Door and Shutter colors well be coordinated with Shenandoah Investments (the new developer.)

The ARB will ask for volunteers to be "Building Liaisons" from each housing block to assist the ARB by bringing issues forward and communicating back to other owners in their building.

Old Business

Water/sewer system status.

Bill Shaw gave an update on the water/sewer system. It looks like it is moving forward to have Louisa County take over the system.

Rental Procedures

LAPOA will clarify the rental rules by defining a renter as anyone using a member property without an owner (or their immediate family) contemporaneously using the unit.

Common Area Turnover Status

There is no progress to report at this time.

Dock Replacement Costs and Insurance

President Shaw reported that he has talked to two builders and the cost of replacing a dock, similar to C-H Docks, would be \$25,000 per slip for composite and \$22,500 per slip for wood.

The board agreed that LAPOA needs to increase its liability insurance to \$4,000,000, add uncovered items that we want listed, and increase dock property damage insurance to cover the \$22,500 per slip updated replacement cost. The increased cost for the higher dock coverage will have to be paid by the individual dock owners.

The board asked the ARB to look at repairing the boat launch and lengthen the accompanying ramp.

New Business

The Secretary will ask all owners to provide LAPOA with a copy of their “Boat Slip Agreement,” to ensure that everyone has an up to date, valid agreement.

The board asked the ARB to revise the Jet Ski Dock Rules to bring them into conformance with current practice and to make them simpler.

EV Charging Stations

LAPOA will look at what other HOA’s are doing regarding EV charging stations. We need to know what are the options. It was decided that if an owner puts in a charging station, they should conform to ARB rules and the owner will have to pay for the installation and electricity.

The board decided not to remove the parking lot islands at this time.

A meeting was adjourned at 11:20 AM.