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**LEISURE VILLAGE ASSOCIATION, INC.  
OPEN MEETING OF THE BOARD OF DIRECTORS  
RECREATION CENTER ASSEMBLY ROOM  
MONDAY, MARCH 3, 2025, 10:00 A.M.  
AGENDA**

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**OPEN BOARD**

**ATTACHMENT**

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**1. Call to Order**

**2. Emergency Instructions**

**3. Pledge of Allegiance**

**4. Roll Call**

**5. Approval of Minutes**

- a) Open Board Meeting of February 3, 2025

**6. Summary of Executive Sessions**

On February 3, 2025, the Board of Directors discussed one homeowner violation, one Board matter, and one homeowner matter.

**7. Chair's Comments**

**8. Board Member's Comments**

**9. General Manager's Comments/Report**

**10. Advisory Committee Reports**

**Report**

- |   |     |
|---|-----|
| a) Architectural – Bob Bueling                          | Yes |
| b) Buildings and Grounds – John Dietz and Patti Schultz | Yes |
| c) Communications – Ruth Stubba                         | Yes |
| d) Education and Recreation – Carol Moody               | Yes |
| e) Finance – Given by Dennis Doolittle                  | Yes |
| f) Insurance- Donna Khacherian and Sharron Parker       | No  |
| g) Long-Range Planning and Research – Chuck Kiskaden    | Yes |
| h) Nominating Committee – Marlynn Block                 | Yes |
| i) Residential Landscape – Claudia Balke                | Yes |
| j) Welcome Committee – Bobi Shmerling                   | No  |

Please be advised that this meeting is being televised on LVTV and recorded for future broadcasts and then the video is destroyed. If you do not care to appear on television, you should not come to the microphone to speak during the Homeowners' Comments portion of the meeting.

Please be advised that the Board is limited to discussion and decisions about Board Agenda items only. Today's oral and written comments can be heard, but not formally discussed at this meeting. Issues needing clarification are permitted.

**11. Homeowner/Resident Comments**

**12. Homeowners/Resident Correspondence/Suggestions – Director Stubba to read correspondence received:**

- a) Kelly Nelson V. 4

**13. Action Items**

**a) Consent Items**

- 1) Review and file Minutes of: *Architectural of January 3, 2025, Buildings & Grounds January 2, 2025, Education and Recreation of February 20, 2025, Finance of January 22, 2025* Att
- 2) Approval of Volunteers: *Finance - Tom Frutchey, Long Range Planning - Tom Frutchey* Att
- 3) Acceptance of Resignations: *Architectural - Paul Wason* Att
- 4) Treasurer's Report Att

**b) Unfinished Business**

- 1) Approval of Revisions to Nominating Committee Charter (comment period is complete) Att
- 2) Approval of the Architectural Committee Recommendation - Proposed Revisions to the Arch. Guidelines and LVA Approved Schedule of Colors (comment period is complete) Att
- 3) Approval of Contractual Agreement with C.P.A. LEVY, Erlanger & Company, LLP for the 2024-2025 Audit Att

**c) New Business**

- 1) Discussion of Board Members Holding Committee Chair Positions
- 2) Approval of Reserve Study and Budget Timeline Att
- 3) Approval of Proposal from Elite Roofing Att

## **14. Adjournment**

- 1) Open Board Meeting, April 7, 2025, 10 a.m., in A.R.
- 2) This agenda was posted at the entrance of the LVA Recreation Center, LVA Office, Front Steps, LV Website and LVTV.

### **Items to Be Discussed in Executive Session**

- 1) Discuss One Contractual Agreement
- 2) Discuss Three Homeowner Financial Obligations