



Board Meeting Minutes
November 17, 2025 6:30 pm

The meeting was called to order by Treasurer Julia Baker at 6:30 pm at PVL Lodge with the following Board members in attendance: Julia Baker, Megan Jost, Don Dietrich, Matt Leach, Joan Strong, Brian Tharp, Chris Berry

Guest discussions: Sloan family present requesting dredging in the cove in front of their property. The board shared that dredging will be added to 2026 budget, however it is earmarked for public areas like the beach. Further options & possible cost sharing to be explored.

November Minutes: October Minutes Approved

Treasurer's Report: Approved

Old Business:

- a) Rainwater mitigation – ongoing nothing new except disgruntled note from Dahms in dropbox
- b) Building Code – Approved by All, now needs to be added to rules and published. Effective Jan 1, 2026

New Business:

- a) Storage Area Rules – transferring text on sign to rules, some discussion of limiting members to 1 space, tabled for future discussion. Clean out of existed area on schedule.
- b) Plowing 25-26 contract increased amount – approved.
 - a. Side note do not turn around at 1555 Wood Ave off Villa Vista
- c) Freedom Lawn 2026 contract same amount – approved
- d) Janitorial Needs: Position is vacant 6th time in 3 years. Presented commercial cleaning bids, which are too high, but good point of reference and needs. Asking to offer more than minimum wage in retention effort. Chris Berry stated he would resign from board and take the position. This led to exploring more possibilities within maintenance etc because of Chris' experience with operating, landscaping and plowing.
 - a. Chris asked if he'd be interested in a full-time position & to follow up with salary requirements
- e) Megan proposed \$550 assessment and budget, tabled for future discussion
- f) Gate is scheduled to be operational in the first week of January. Office is processing access forms- 117 returned so far. Julia, Joan, Matt, Chris and Jamie volunteered to answer the intercom calls. Discussed land owners having remote open abilities or not and determined all owners will. Julia has meeting at firehouse 12/9. Adding line to policy stating any damage to gate or equipment will be billed to responsible party.
- g) Mountain lion siting reported to conservation department & tips posted on our website & newsletter

Dezmond Moore building permit for home on Lot 15 East Hills II Blk IV

Meeting adjourned 7:58 pm

Per phone call from Don Dietrich 11/18/25 – do NOT send plowing and mowing contracts back to vendors until options with full time maintenance employee (Chris Berry) are done being discussed.

Executive Meeting held November 14th, 2025, all in agreement to hire Chris Berry as full time Facilities Supervisor (terms and job description in HR file). Chris Berry accepted the position 11/14/25 pm and will begin work 11/17/25. Don G will be given 30 day notice of position elimination. Freedom & Lowes contracts will not be renewed, Jamie to notify. Association will purchase truck, plow, spreader immediately and mower in near future.

Respectfully Submitted,
Jamie Gerloff