

IPV HOA Annual meeting 1:00 PM 9/13/25

President Gary Lewis Opened meeting

Last year's minutes

Motion to approve last year's minutes Ron Peterson

2nd Mike Caughlin

All in favor

Introduction of Board members. Mike K not in attendance

Financial Report – Dave Long

Question – How much was pickle ball/court activity- Debbie Wood

Sue Provost – Statement those numbers are easy to get

Question Frank Norton – Where do you keep the cash reserve.

Response CD's – We Shop Around

Response from Frank, well Done

Question Frank Norton – are Cash reserve and replacement funds separate?

Response – Yes

Question Sue Provost – Is this a budget or historic report? Answer Budget. - The Web needs updated for last year.

Ursula Porter – We would like to have the website updated.

Question – Debbie Wood What is the General and administrative expense for 42K?

Answer – We can provide this information at a later date.

Mike Caughlin – The detailed expenses should be the least important part of the discussion. The most important discussion is cashflow. Where is our cash coming from and where are we going to spend it. We have all the supporting data.

Brent Woolstenhulme – Please post the expenses on the website

Mike Caughlin – Website is not where we should be putting our financials

Sue Provost – We can secure the owners corner. Dave Long – It will be expensive.

Gary Lewis – Inflation discussion - assessment increase of 1.1%

Correction of Slide from 25% to \$25 increase

Questions – Ron Petersen - Can we see the break down for salary? Employees need a fair salary.

Paul Wood – Is some of this money going to flow back to the employees?

Sue Provost – I was the golf course manager for 4 years and here is some history of the golf course. Here are some ideas to improve play.

Ron Petersen– The numbers are going to level out.

Mike Caughlin The decision should be made based on Cash Flow.

Garbage – continue Status Quo

Elections –

Debbie Wood will help count ballots

Introduction of candidates –

Brent Woolstenhulme

Tony Gerhart

Sue Provost

Vote

Explanation of Tax Liability Resolution – Mike Caughlin and Gary Lewis.

Approval of 25 – 26 Budget and Assessment

IPVA Director –

Question

Ursula Porter – Pickleball presentation.

Specific recommendations-

Repaint pickleball court to make lines uniform

Original Cost to resurface and paint last year was aprox. \$34,000
making it cost prohibitive to repaint so soon.

Change the pricing structure for pickleball and consider a punch card.

Ron Petersen Recommends charging - \$3 kids - \$5 Members - \$7

Nonmembers

Sue Provost – Thank you to the board – shouldn't the owners make the decisions

Ron Petersen– No The board makes decisions, but they could provide more information on these decisions.

Sue Provost – Newsletter – secure website. – The Operations manager and the Board President should be separated – What are the duties of the OM?

Mike Caughlin The membership did approve having the operations manager serve as the president in previous meetings.

Sue Provost O.M. and President should be separated. OM should be a golfer. July 2024 Minutes said substantial discussion on Separating The positions.

Dave Long – all of the employees do a good job. How do we make this separation? How much is this position going to be paid?

Sue Provost – We need to address complaints on the golf course. There is not a need for the OM to oversee the Pro shop. Nate is the buffer. Staff have walked out if the OM walks in. There have been leud comments made by the OM. We need to use the Pro shop to make more money .

So

– look into the current Om separation from the President Position.

-The golf opener was canceled and shouldn't have been We could have made over \$2,220. \$2,268 for cart rentals. Plus tournament and snacks and drinks.

- Owners more informed and website updated.

- Tony Gonzales– Gary does provide a great deal of information to the board the small he things he takes care of as the OM but he communicates with the board regularly.

Ron Motion to table this discussion.

Gary Alzola 2nd

- Brent Wolstenholme 24 votes.

- Motion to adjourned Ron Petersen

2nd Jay Kauer

Majority in favor.

Vote Outcome

- 1- Approval of resolution (Federal Tax Liability Resolution)
54.5 for 2 against
- 2- Approval of 25-26 budget assessment
45.5 For against 5
- 3- Board Position
20 votes Tony Gerhards - 12 Sue Provost - 24 Brent Woolstenhulme