

IPV HOA Meeting Minutes

Date: 9/27/25

Location: Virtual (Zoom)

Time: 10:00 AM MT

Prepared By: Trent Hone

All Board Members were notified of meeting by email with zoom link sent from Dave Long on September 17th.

Board Members In Attendance: Gary Lewis, Tony Gonzales, Trent Hone, Dave Long, Brent Woolstenhulme,

Guests in Attendance: Mike Caughlin (Consultant)

1. Call to Order

The meeting was called to order by Gary Lewis at 10:00AM.

2. Clubhouse Vendor Proposal Discussion

- **Mike Caughlin**
 - Proposal from **Katie** (Shotgun Village) discussed; expected to generate **\$17,000 profit**.
 - Katie manages other events in Island Park.
 - **Discussion Points:**
 - Insurance concerns raised by **Tony**.
 - **Trent** expressed concern about overextending HOA resources.
 - **Dave** asked about kitchen access — proposal includes a limited kitchen.
 - **Mike** and **Dave** expressed that food truck models have failed previously.
 - **Brent** interested in a full kitchen or college-student-run BBQ.
 - **Mike** suggested a DIY grill setup, citing Bar 030 as an example.
 - **Dave** concluded that while well thought-out, the proposal does not align with HOA goals and must be declined politely.
 - **All members of Board in Agreement**
 - Mike Caughlin Left the Zoom Call.
-

3. Community Golf Opener

- **Dave** proposed moving forward with the annual Community Golf Opener.
 - **Gary** noted the Previous event earned **\$3,000 profit**, generated **\$8,000** in revenue.
 - **Gary** Proposed Free Golf Day
 - **Tony** and **Gary** endorsed community value.
 - **Motion:** Tony motion to approve a free golf day.
 - **Second:** Brent
 - **Outcome:** Approved unanimously.
 - **Next Steps:** Advertise the event; staff will manage.
-

4. Fountain Restoration

- **Tony** noted homeowners' inquiries regarding missing fountain.
 - **Gary** reported potential **\$30,000 cost**, including **\$5,000 for pump**.
 - **Tony** disagreed with the estimated cost; requested new quotes.
 - **Gary** will obtain updated quotes.
 - **Consensus:** General agreement to move forward with replacement, pending updated cost.
-

5. Future Zoom Meeting Schedule

December 13, 2025 10 am

March 14, 2026 10 am

July 18, 2026 10 am

Annual meeting Sept 12, 2026 1 pm

- No concerns raised regarding the proposed Zoom schedule other than a potential conflict for Dave to be sorted out as we get closer.
-

6. In-Kind Purchases & Free Passes

- Concerns raised over past practice of issuing free passes without tracking.
- Agreement:
 - Maintain a **ledger** of all free passes.
 - **Gary** confirmed a list is now maintained and provided to CPA.

- **Tony** noted tax deductibility.
-

7. Pickleball Fees

- **Tony** stated that pickleball is not profitable.
 - **Proposal:** Reduce fees for homeowners.
 - **Motion (Dave):** Members receive a **\$4 discount**.
 - **Second:** Brent
 - **Outcome:** Approved unanimously.
-

8. Leadership Succession Plan

- **Proposal:** Transition **Gary** to **Operations Manager** with salary increase.
 - **Dave** volunteered to serve as **President for one year**.
 - **Tony** nominated **Dave** as President.
 - **Second:** Brent
 - **Outcome:** Approved unanimously.
 - **Gary** resigned as President.
-

9. Capital Improvements

Completed:

- Paving
- Golf balls
- Walking carts
- Sprinkler parts
- Clubs
- Rental maintenance cart

Pending or Discussed:

- Holiday staff
- **Carts-** This year we leased 28 carts, Next year proposed to lease 30 carts and 1 maintenance cart.
- Additional patio furniture (assessment needed)
- Out-of-bound signage
- New pool room lighting – **Removed by Brent**

- Clubhouse expansion for employee housing – **Not needed**
 - Martials cart – **Not needed**
 - Tables and chairs – **Sufficient inventory**
-

10. Clubhouse Entry Modification

- Proposal to separate clubhouse entry from pro shop.
 - Estimated cost: **\$5,000 or less.**
 - **Motion Trent**
 - **Second:** Tony
 - **Outcome:** Approved unanimously.
-

11. Cornhole Pricing Update

- **Proposal:** Increase cornhole rental to **\$10**, with **\$4 member discount** (3 hours).
 - **Discussion:** Cleaning costs \$2,100; group handles vacuuming.
 - Reminder: Ensure heaters are turned off after use.
 - **Motion Tony**
 - **Second:** Trent
 - **Outcome:** Approved unanimously.
-

12. Other Business

- **Brent** offered support with transition activities.
 - Proposal to implement **spending limits** for Operations Manager.
 - Website access and item submissions to continue via **Gary**.
 - **Secure website** deemed too expensive at this time.
 - **Newsletter** to be sent by **November**.
 - Financial statements to be emailed **only to members who request them.**
-

13. Executive Session

- To Discuss personnel matters
-

14. Adjournment

Meeting adjourned at 12:04 PM.

Next Meeting

Date: December 13th 2025

Time: 10:00 AM MT

Location: Zoom Call