

LBV Regular Board Meeting - Minutes December 20, 2025

Call to Order

Thomas McDaniel called the meeting to order at 2:02 pm at the Islands of Rockport clubhouse. Board Members present: Thomas McDaniel, Kathy Tullis, Shari Butler. Board Members absent: none.

Attendees: Sherry McDaniel, Bryan Tullis, Rober Butler, Kay Harlan, William Adams, Jesse & Linda Ayala, Kris & Jody Rusnak, Robert Colmenares, Mary Tidholm, David and Diane Fanta

Introductions of New Board

New board installed: Thomas McDaniel (President), Shari Butler (Vice President), Kathy Tullis (Secretary)

Approval of October minutes

Reviewed October minutes and Thomas asked for additions or concerns from attendees. No attendees raised comments. Approval motion by Robert Butler, seconded by Kathy Tallis.

Committee Reports

Finance Committee:

- Since our treasurer could not be present Shari presented the November financials as well as the new budget.
- The new budget was reviewed. Discussed lowering the amount allocated for water. Questions raised about road funds.

Architectural Committee:

Jody Rusnack discussed the Fantas' new construction. Everything is going smoothly—no further business.

Old business: entrances, landscaping, gate, long-term items

- Old business was reviewed.
- Marea shared entrance was discussed.
 - Marea subdivision landscaping was underway and expected to be completed. Concern was raised about Marea planting at the front entrance when at the November meeting it was presented to the membership that they would be waiting until we could water the new planting.. Concern

- about landscape when we are not allowed to water due to stage 3 restrictions. How and who will be responsible for watering to ensure all the new landscape does not die?
- Keypad. Discussion around sharing a keypad vs keeping them separate. The consensus was to keep them separate. Thomas is exploring the costs and capabilities of a new keypad.
 - A member asked what was in the agreement between LBV and Marea. Shari let them know that the county has the agreement on file and we can include it on our website.
 - Meeting with Doug Moreland is planned to discuss lighting and lake signage.
 - Lamp post. Discussed the lamp post inside the neighborhood that is not working. Scheduled repair of lamp post once replacement part arrives.
 - The gate was not working and has since been repaired and is operational.
 - Tildums retaining wall- The board will meet with the engineer and contractor to ensure the retaining wall is resolved correctly and will then meet with the Tidholms.
 - Mary Tidhom had a few things to say about the lawsuit.
 - After the new ACC members were announced she mentioned to the board and new members some things that came up during the mediation. She said that the mediation settlement confirmed what the former Architectural Control Committee had already approved approximately a year and a half earlier. During the mediation process, it also became clear that several rules had been improperly adopted by the prior board and should therefore be nullified and reconsidered by the current ACC and board. When Jody asked which rules were involved, she referred him to the handout she provided at the annual meeting.

She also mentioned it cost her and David a lot of time and money and the association to get to the same agreement made with the ACC a year and a half prior.

Robert Colmenares mentioned that the new board should not fight battles for homeowners who don't like what a neighbor is doing and everyone agreed.

New business

- The new ACC members were introduced: Robert Colmenares and Anthony Peres. Jody Rusnick will continue to chair the committee.
- Shari discussed website information, including meeting minutes.
- The website will be redone to include more information.
- Paper copies of meeting agendas will no longer be provided.

- Agenda availability will be noted on the website.
- A new board email was established. All questions should be expressed by utilizing this email rather than calling, texting or using a board member's private email. This will help streamline HOA issues and prioritize tasks. It also ensure transparency between board members. Email: labuenavidaboard@gmail.com. In case of emergency please call 911.
- Discussed changing meeting frequency to quarterly instead of monthly as well as moving meetings to Saturdays instead of weekdays. Everyone was in favor of these changes. The board will explore necessary legalities to make this change.
- The board is working on getting the bank account transferred to the new board members. The board is awaiting the electronic documents to finalize the transfer process. The board expressed their appreciation of everyone's patience as they make the transition.

Member Comments & Adjournment

- Members were asked for comments and suggestions.
- No one had anything to say.
- The meeting was adjourned.
- An unidentified speaker said 'Thank you.'

Respectfully submitted,

Kathy Tullis

LBV Secretary