DRAFT MINUTES

VHCA Director’s meeting 6-9-2023 by ZOOM

President Deb Smith called the meeting to order at 10:05 AM. Other director’s present were Rob Custer, Jim Lehner, Sheri Lehner, Jerry Boudreault and Jan Marshall. Guests were Beth Custer and Stantec Surveyor, Victor Rasgado.

Victor briefed the board on his progress to date and explained why $8,620.94 in additional work was going to be required beyond the already approved $20,131.93. With the help of Deb and Stan Smith coordinating with the lot owners who still have uncovered property 7 pins had been found purporting to be the border line of the North end of the subdivision. Unfortunately, the pins did not correlate with each other or the map of the original outline of the property which was subdivided into Vacationland. Victor showed the board what his findings were and where the differences were that needed to be resolved. He explained that the original property (parent property) that encompassed the entire property closed within inches but that he was finding pins and other data indicating that the way in which the monuments were set led to differences of as much as 20 feet.

The additional funds will be used to continue the research. Victor has been working with the County surveyor who is laying out the roadway survey for Route 137. That surveyor noted that land deformation is often behind discrepancies but Victor felt that this was not the case here given the size of the discrepancies.

After numerous questions about different options the board concluded that there was really no choice but to spend the additional funds to tie down the physical location of the subdivision and get the roads in the right place and also provide the basis for future lot lines to be established on the lava field. Jan Marshall made a motion to approve the change order, seconded by Rob Custer. All Directors voted in favor.

Sheri Lehner gave the Treasurer’s report. As of April 30th VHCA had $93,936 on hand. (This is in addition to the grant funding out of which Stantec will be paid for the surveying work.)

Minutes of the 4/29/23 and 5/3/23 board meetings were read. Jerry made a motion to approve, seconded by Rob and all directors voted in favor.

The meeting was adjourned at 11:30 AM.