

**LAKEPOINTE GARDENS POA**  
**Annual Meeting Minutes**  
**October 16, 2021**

The 18<sup>th</sup> Annual Meeting was called to order at 9:00 a.m. by Robert Wirtz, Operations Manager.

In attendance were 23 members and guests including the following Board members and managers:

- John Knauff, President
- LaVonne Silhavy, retiring Secretary/Treasurer
- Linda Carullo, temporary Secretary
- Mona Loomis, Director
- Mike O'Meara, Financial Manager
- Bob Wirtz, Operations Manager

Absent:

- John Paris, Vice-President
- D'Juan McDuell, Director

**OPENING DISCUSSION**

- I. We have a statement notarized by Amy Bowman at Centier Bank that 115 people were notified of this meeting. The annual mailing contained the following:
  - A. Cover letter with the following highlighted points:
    - 1) Date of the LPGPOA Annual Meeting to be held on Saturday, October 16, 2021, at 9:00am.
    - 2) Elections will concern two Board of Directors' positions
    - 3) Proposed monthly assessments
  - B. Notice of Members' Meeting
  - C. Meeting Agenda
  - D. Proposed 2022 LPGPOA Operating Budget
  - E. 2022 Nominees for Election to the Board of Directors
  - F. Proxy
- II. The 2020 Annual Meeting Minutes from October 17, 2020 were previously approved by the Board and copies were placed at each table for those in attendance to read. Bob Wirtz asked if there were any requests for changes and asked for a show of hands to accept the 2020 Minutes as written. There was a unanimous acceptance of the 2020 Minutes as written.
- III. Bob Wirtz introduced the Board members and directors.
  - A. Bob notified the members that LaVonne Silhavy chose to retire in September after seven years of service on the Board. LaVonne will continue to chair the entertainment committee.
  - B. Linda Carullo, the website coordinator, volunteered to take on the Secretary/Treasurer's duties until the October 16th meeting, when she would be voted on for a two-year term.

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**REPORTS**

- I. Mike O'Meara, Financial Manager, informed the members that John Paris, the Vice-president of the Association, lost his wife of 29 years, Diana, unexpectedly. Diana was so kind and hospitable, and she will definitely be missed.
- II. John Knauff
  - A. SIDEWALKS – As you may have read in the *City Talk* publication, neighborhood grants were made available. We applied and received a \$15K grant to repair/replace sidewalks in LPG. Maggie Clifton is the contact. We are also applying for an additional grant and are hopeful to receive an additional \$15K to work with. The government process moves very slowly and the earliest the work would begin would be next Spring.  
Al asked if that would take care of the missing sidewalk. This would not take care of the missing sections but would take care of repairs of existing sidewalks.
  - B. LPGPOA FEES INCREASE – Because of the cost increase for everything, our POA fees must also increase.
  - C. LAVONNE SILHAVY – LaVonne has retired as Secretary/Treasurer. She has served as secretary for most, or all, of the 7 years she has served on the Board. A token of appreciation was given to LaVonne.
- III. Mona Loomis
  - A. ENTRANCE – Our current water system functions on a timer rather than on sensors. Last year the flowers got too wet. This year the flowers were too dry with the high heat. The landscapers suggested alternating the types of annual flowers that are planted. We did have daffodils come up this year for the first time, and now we have beautiful mums. The new landscapers want the flowers preordered in January. The entrance is a work in progress.
- IV. Linda Carullo -She and her husband moved to 2912 Lake Pointe Dr in 2019. She has worked as a secretary. She watches her 3 grandsons. Her mother-in-law lives with them. She currently maintains the LPGPOA Website, temporarily fills in as secretary, and is looking forward to serving on the Board of LPG if she is elected.

**OLD UNFINISHED BUSINESS**

- I. SECURITY CAMERAS – Monday the electrical will be run to the island for security cameras. The cameras will have four lenses to view the entire front entrance. Info from the cameras will be transferred to an iPhone or computer by the President and the Operations Manager. This investment is to be used for safety and security of residents, not for personal tracking. Question was asked if this will view the entire front entrance. Bob and Mike said the four lenses will take in the entire front entrance like a panoramic. There is a back entrance located off of Columbine next to Bill Moxey's. that was intended for use of the fire department, but they said their vehicles would sink, so we can't use it unless it were to get paved.

**NEW BUSINESS**

- I. **NEIGHBORHOOD IMPROVEMENT GRANT** – We applied for the Neighborhood Improvement Grant. We hosted a tour on June 3<sup>rd</sup> that the Mayor attended. In mid-September we got the word that we were awarded a \$15K grant for the purpose of repairing sidewalks, but our sidewalk needs are much greater than the \$15K grant will cover. We plan to apply for another grant next year. The attempts to repair the sidewalks have been going on since 2016. We have dealt with the City and with the Water Department.

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**October 16, 2021**

**II. BUDGET**

- A. These are the conditions causing the increase in the POA fees:
- 1) January 31<sup>st</sup> had a 12"+ snowfall which was more than Goetz could handle because they no longer had the right equipment to remove the snow and had a difficult time hiring labor. Goetz did an unsatisfactory job of removing the snow. Goetz gave their 2-month notice that they would no longer serve LPG with snow removal and lawn care.
  - 2) After a lengthy search and only finding companies charging a much higher price, we found a new company, Ramos, that is doing a good job. Everyone seems to be happy with them. They are using four fertilizers on the grass instead of three.
  - 3) We paid an additional \$8K for driveway salt to protect residents from slipping on ice. Goetz' method of snow removal caused icy driveways.
  - 4) Fertilizer has increased by 15%
  - 5) We have paid \$2K in privacy fence repairs –We don't have a handyman, so we had to hire a contractor, and lumber costs have increased.
  - 6) There is an increase in utility costs
  - 7) The budget will increase \$14K from the 2021 budget to the proposed 2022 budget
- B. QUESTION: Carl Nowlin asked what was fertilized.  
ANSWER: The front and side yards are fertilized, not the back. Bob said this summer the new company thought they were supposed to mulch the backyards and that cost additional money.  
Bob said in general we've got a fine Association here. I see a lot of neighbors helping neighbors. A lot of communication. People offer suggestions on how to make life easier. It would be good to keep this going so Lakepointe Gardens would remain a desirable place to live.
- C. The proposed 2022 operating budget, which was furnished to the members in the annual mailings of meeting documents, was presented and discussed. There were no objections and the budget was approved by the members present.

**IV. ELECTION OF BOARD MEMBERS**

- A. This year's election concerned the positions of Vice-president and Secretary/Treasurer.
- 1) Vice-president Candidate is John Paris .
  - 2) Secretary/Treasurer Candidate is Linda Carullo
  - 3) The floor was open for nominations for the two Board positions. There were no nominations.
- B. ELECTION – Since there were no nominations from the floor, the two (2) candidates were elected by acclamation to serve a full term.

10-minute recess. Refreshments served.

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**October 16, 2021**

**OPEN DISCUSSION**

- I. Lee Ranger
  - A. The Board members are doing a great job
  - B. The Budget has not increased much
  - C. LPG has more security with the measures that are being taken
  - D. Mona is doing a great job with the front entrance. It looks very good.
  - E. If mailboxes are ever replaced, he would prefer not having an extra slot for newspapers
  - F. Linda is doing a good job maintaining the website.
    - 1) Mona said we had our biggest turnout for the annual garage sale because Linda had advertised it on websites (FB Groups)
    - 2) Several asked for the website address: LPGPOA.ORG
- II. Mona Loomis
  - A. By the flagpole someone is dropping bread and other food particles on the ground. The geese are not eating these, but the dogs are and it is becoming a problem. If you know of anyone putting food particles on the ground, please ask them to stop.
- III. Carl Nowlin
  - A. West berm had trees cut down. Will these be replaced? Bob said that the Association plans to plant 15 trees over time as the budget allows. This will not be done in the same year.
  - B. There needs to be chipmunk control on the West berm. Bob will talk to the man we have hired to take care of other animal control issues.
  - C. It is disappointing to have such a small attendance for 115 members to have received the letter. What can we do to generate more participation? Can we each make phone calls? Mona said we're not allowed to give out numbers due to the privacy act. Mike said that if people were unhappy with things, they would make it a point to be here, but if they are happy with the way things are handled, they're not going to show up.
- IV. Joe Dusek
  - A. Has someone been trapping? He hasn't seen possums, cats, or raccoons in a while. LaVonne said raccoons had gotten into her house and the animal control man trapped and removed nine raccoons from LaVonne's yard.
- V. Al Oloier
  - A. Branches had fallen and John & Diana showed kindness and helped him pick up branches. John also gave him a grabber so he wouldn't have to bend over to pick up the branches. Neighbors helping neighbors.

Meeting adjourned at 10:30 a.m.