

Lakepointe Gardens at Chandana

Board of Director's Meeting Minutes August 17, 2022

The meeting was called to order at approximately 6:00 p.m. at the home of Mike O'Meara.

Present: John Knauff, President
Linda Carullo, Secretary/Treasurer
Mona Loomis, Director
De'Juan McDuell, Director

Bob Wirtz, Operations Manager
Mike O'Meara, Financial Manager

Absent: John Paris, Jr., Vice-President

The following items were discussed:

- 1) SIDEWALKS – John Knauff had contacted the City. We have been approved for two grants that together total \$30K. They said the sidewalk projects would begin in downtown Valpo. They may get to LPG by September, but it should be done this year.
- 2) LIST OF RESIDENTS – Bob Wirtz reported that many properties in LPG have new owners. He provided Linda Carullo with a 2021 list of residents along with names of the new owners for the properties that have sold. She will type a new spreadsheet with updated owners.
- 3) COLLECTIONS
 - a. Bob Wirtz reported that Pro Builders was paid \$1,300 by LPG to build a fence. Pro Builders took the money without building the fence. Langer & Langer has been hired to pursue legal steps for collection. A Judgment has been issued against Pro Builders.
 - b. Mike O'Meara reported that the Association dues for 1501 Aster Ave have not been paid since David Mazer passed away at the beginning of this year. Mike was asking the Board's permission to file a Mechanic's Lien. Permission was given. It was discussed that the realtor or title company needed to be informed of the past due amount so it would be paid when the house sale closes soon.
- 4) FINANCIAL
 - a. Mona Loomis reported that a resident sent a check to pay their Association dues but the check has not been cashed yet. Mike had not received the payment but he will check into it.
 - b. BUDGET – Mike O'Meara reported that our budget is okay for this year and we do not need to increase the dues for the coming year. He anticipates there will be a need for an increase the following year.
 - c. Bob asked Mike for a financial report. Mike will provide one for him.
- 5) SECURITY LIGHTS/CAMERAS – The light post on the corner of Aster and Lake Pointe was knocked over the day after the security cameras were installed. The event was captured on video revealing that the landscaper's truck had backed into the pole and knocked it over. The post is in the process of being rebuilt and should be back in service soon.
- 6) MAILBOXES – Bob is looking into a new mailbox design and is open for suggestions. The new mailboxes must be cost effective.

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- 7) PROPERTY MANAGEMENT – Mona Loomis reported that she helped Bob with some property management responsibilities the last few months when he wasn't able to do them.
- a. POND – The algae has been sprayed twice.
 - b. EXTERIOR LIGHTS – There are several homes in need of photo cell replacements. We are currently looking for an electrical contractor to do the work.
 - c. FASCIA MISSING – A piece of fascia is missing from Joe Dosek's house. We will replace it and get reimbursed when the home is sold.
 - d. GARAGES/PARKED CARS – Several residents are parking their cars on the street or leaving unmoved vehicles in their driveways for long periods of time creating an appearance that is not appropriate for LPG. Bob said he would write letters to those in violation of this area of the bylaws.
 - e. TRASH RECEPTICLES – Trash receptacles are supposed to be out of sight. There are several that are in view creating an appearance that is not appropriate for LPG.
 - f. TREES – There are several trees that need dead branches cut out or the tree cut down. Also, the Condo Association needs to request that two trees be trimmed.
 - g. LANDSCAPERS –
 - i. Mona asked if the landscapers are to keep up with the common areas monthly.
 - ii. The landscapers have completed only half of the weed removal by the pond.
 - iii. Mona has a list of jobs to do. She talked to Jessie who oversees the landscapers, but nothing is being done.
 - iv. It was decided that Mona needs a copy of the Landscaper's contract so she can follow up on what they were contracted to do. Bob should have a copy and provide it to Mona.
 - h. STRACKS – Mona reported that the noise at Strack's has been getting louder. We can ask the city to do a noise level test and evaluation.
- 8) BOARD OF DIRECTORS – There are several changes within the Board of Directors:
- a. John Paris, Jr. has resigned as Vice President because he plans to move.
 - b. John Knauff was serving as President and requested to assume the Vice President position.
 - c. Mona Loomis was serving as Director and will assume the position of President. Mona will retain the Landscape Committee responsibilities.
 - d. David Carullo has agreed to serve as interim Director until elections at the annual meeting.

These Board members will serve for the unexpired term of their predecessors until elections.

The meeting adjourned at approximately 7:30 p.m.