

**ANNUAL MEETING MINUTES**  
**October 14, 2023**

The Annual Meeting was called to order at 9:00 a.m. by Mona Loomis, President.

In attendance were 45 members and guests including the following Board members and managers:

- Mona Loomis, President
- John Knauff, Vice President
- Linda Carullo, Secretary
- David Carullo, Director
- Darrell Hotler, Operations Manager

Absent:

- De’Juan McDuell, Treasurer
- Mike O’Meara, Finance Manager

CERTIFYING:

- Linda Carullo certified that we have 33 voters present in person and 7 proxies signed in.
- Linda mailed the Annual Meeting Notice and packet on 9/14/23. A receipt from the United States Postal Service is available.
- A copy of the Auditor’s Report regarding the handling of our financial accounts is available.

APPROVAL OF PREVIOUS MEETING MINUTES

- A copy of 2022 Annual Meeting Minutes was provided to the attendees.
- No corrections or additions were requested.
- The 2022 Annual Meeting Minutes were unanimously approved as printed.

OLD BUSINESS

- I. ACTIVITIES – Linda Carullo
  - a. Garage Sale – Linda thanked the many who participated. The annual garage sale was well attended.
  - b. Gathering at the Flagpole – Linda let everyone know that Nancy Petruska has organized impromptu community gatherings by the lake, close to the flagpole. You simply bring your chair and beverage and enjoy visiting. Around twenty people attend. Invitations are emailed to those who have given permission for us to send email notifications. Everyone was encouraged to complete the Resident Information Form to give permission for email notifications.

- II. LANDSCAPE COMMITTEE – Mona Loomis
  - a. Sidewalk Grant – We have received three grants and have received \$45,000 worth of improvements for the sidewalks in Lakepointe Gardens. If more grants are available, we will apply for more, but we may have reached our limit.
  - b. Planting – Trees were planted on the west berm to replace trees that had been cut down. Planting was done at the entrance and other common areas. In the coming years these plants will continue to mature and improve in appearance.
- III. OPERATIONS MANAGER & PROPERTY VALUES COMMITTEE – Darrell Hotler
  - a. Privacy fence was installed along the east side of Lakepointe Garden’s property line.
    - i. The neighbor on the east of the fence has vegetation growing through our fencing. Darrell will talk to him. If he does not remove it, Darrell will have it taken care of.
    - ii. There was discussion that the neighbor on the east has sold his property to a developer. There is concern that Columbine and Gardenia that currently dead end, would be extended to connect with the new development.
  - b. Privacy fences are being replaced with PVC as the need arises.
  - c. Mailboxes will be purchased, and installation begun soon.
  - d. Outside Improvements/Repairs – Improvement/Variance Request Forms need to be submitted for any exterior projects.
  - e. Landscaping issues – Ramos Landscaping has been doing a great job. They will be getting smaller equipment to be able to better maneuver in our community.
    - i. Residents should keep their trees trimmed so trees and vegetation do not interfere with the mowing. The lawn crew is not responsible for trimming trees.
    - ii. Decorations, patio furniture, etc. should not be left on the grass and should not interfere with their mowing.
    - iii. Weeds are homeowners’ responsibility.
    - iv. If damage has been done by the lawn crew, report the damage to the Operations Manager.
  - f. Garbage Receptacles may be set out the day before, but it is appreciated if you wait till afternoon or evening. The receptacles should be removed from the curb by Monday evening and stored out of sight from the road.
- IV. OPERATION BUDGET – Dave Carullo
  - a. Dave recognized Lee Ranger and thanked him for his valuable help with the preparation of this year’s proposed budget.
  - b. The proposed 2024 LPGPOA Operating Budget (allocated) was mailed to each address on 9/14/23 and copies were available to the attendees.

- c. Dave Carullo moved to adopt and implement the proposed budget. Larry Whitlow seconded the motion. There were no questions. The budget was approved unanimously.

V. OLD/UNFINISHED BUSINESS

- a. Lee Ranger questioned the beginning of balance of the 2022 Capital Funds Budget stating that the amount was much lower than when he was managing things back in 2013.
  - i. Dave explained that the Townhomes Capital Fund Budget accurately represents what is designated for each townhome. The POA Capital Fund Budget has had major capital expense over the years that would have been taken from this fund, such as the camera system installation at the entrance and the fence installation along the east side of the property.
  - ii. Lee was satisfied with the explanation and pleased with the accuracy Dave had handled the financial matters.

VI. NEW BUSINESS

a. ELECTION

- i. Nominating Committee: Linda Carullo, Jill Hotler, and Mona Loomis.
- ii. Electing: two positions that are a 2-year term and one position that fulfills the remaining 1-year term of a board member who stepped down.
- iii. There were no nominations from the floor.
- iv. Nominees were introduced: Liz Arizpe, Tracy Brumley, Linda Carullo, Brian Dennis, and Carl Nowlin.
- v. Ballot counters: Barb Cox, Jill Hotler, and John Knauff
- vi. Elected
  - 1. Linda Carullo – 2-year term
  - 2. Brian Dennis – 2-year term
  - 3. Tracy Brumley - 1-year term

VII. OPEN DISCUSSION

- a. Neighboring development on the east side – There was much discussion from residents who want the Board to oppose connecting Columbine and Gardenia with the new development when the time arises. Residents would like to be informed as this situation progresses. It is thought that the developer should notify residents prior to action being taken.
- b. A complaint was made that the common area on the other side of the fence by Strack's is not being taken care of. Darrell will check into this.
- c. A resident on Columbine requested a dead tree be removed from their yard. Darrell will check into this.

- d. Repaving Streets – There was discussion about repaving streets. For several years the city has told us we are on a list to have our streets repaved. It was suggested that the Board contact the city again to request our streets be repaved.
  - e. Handyman List – It was requested to provide a list of people/businesses that could provide repair and miscellaneous services for residents. Darrell asked for people to share recommendations to add to the list. Linda will update the list and share it.
  - f. Facebook Closed Group for LPG – Meridith Dennis suggested that Lakepointe Gardens have a closed Facebook group where residents can communicate. Linda will work with Meridith to check out this possibility.
  - g. Lee Ranger would like a directory made of all the LPG residents with their contact information. There was much discussion of the negative impact this could have on individuals with the possibility of compromising their identity. It was decided that no directory would be put together, but that residents could share their contact information themselves.
- VIII. ADJOURNMENT – Larry Whitlow made a motion to adjourn. Mona seconded. Meeting adjourned at 10:22 a.m.