

LAKEPOINTE GARDENS POA ANNUAL MEETING MINUTES OCTOBER 15, 2016

The 12th Annual Meeting of the Lakepointe Gardens Property Owners Association was called to order at 9:00 a.m.

All in attendance were welcomed to the meeting followed by the introduction of The Board of Directors: Tom Woods, President; Greg Kaniuk, Vice President; LaVonne Silhavy, Secretary/Treasurer; Mike O'Meara, Director; and Bob Howard, Director.

Bob Wirtz informed that the recent retirement of our founder, Lee Ranger, necessitated the hiring of a management firm to take on the financial responsibilities of the association. He then introduced Janice Lozano, Managing Director of RMC Property Management. The website management responsibilities have been assumed by town home resident Stacy Kellogg. Stacy is also with the Entertainment Committee.

The 39 members in attendance introduced themselves by standing and stating their names.

A notarized proof of mailing notice was presented confirming the September 25 mailing of 117 annual meeting notices to residents. The 2015 annual meeting minutes were accepted by a show of hands.

Bob recognized World War II Veteran, fighter pilot, Don Starr on his 89th birthday. That brought on a round of applause from members.

Board President, Tom Woods, summarized the association's status by reporting on various checking and savings accounts held by Centier Bank. Tom Woods also reported on the town home capital budget contributions which will level off at \$40.00 per month for all townhome owners effective 1/1/2017.

Janice Lozano, Managing Director of RMC, informed all attendees that she would welcome any questions from residents concerning our finances.

Barbara Precourt, Activities/Welcoming Committee, introduced the other members of the committee, LaVonne Silhavy, Chairperson, Barbara Ranger, and Stacy Kellogg. She followed with a report on the 2016 annual garage sale. Twenty-four residents participated in this year's 2-day sale. She pointed out that the annual sale is the only time a garage sale is permitted with the exception of when a resident is moving out of the community or a new resident is moving in, providing they have the permission of the Operations Manager.

At the end of each calendar year, the association's financial records are audited. Bob read the results of calendar year ending December 31, 2015. Karen Robbins, C.P.A., stated the records

appear to be in good order. Random examinations of invoices, bank statements, and deposit records were consistent and accurate. Bank accounts were reconciled and balances were in agreement with records. The records were free of material misstatements and fairly reflected the cash transactions of the association for the year 2015.

An updated report on the septic malfunction caused by our neighbor to the east is in its 8th month of finalization. City and county officials as well as our attorney have been involved. The house is unoccupied and the tank is empty. Soil and water testing has confirmed the absence of any contamination. We are currently awaiting the tie-in to the city sewer system that will eliminate the septic system.

Decibel level violations of the Strack and VanTils refrigeration units appear to be sporadic in occurrence. The city will be requested to perform additional noise level testing.

With no additional old business to discuss the meeting moved on to new business.

Bob pointed out that the new fence on Vale Park Road is approximately one (1) foot closer to the sidewalk because Comcast had buried some heavy cable outside the original fence line. The city granted a variance to avoid the cable, which moved the new fence out to the end of our property line.

There is concern about drainage from the retention pond on the west side of Columbine Circle. The channel that delivers overflow from the pond into Wildflower Lake is becoming clogged with log jams causing it to widen as it flows behind the homes on north Lakepointe Drive. Stagnation is the primary concern.

The spalling of the face brick on the entrance walls caused by moisture retention will be investigated. We will obtain professional advice on a remedy.

The proposed operating budget for 2017 was presented to the members present for approval. Bob explained that the proposed budget is approximately \$4,000.00 higher than the 2016 budget for two (2) reasons:

- 1) We are in the process of balancing the mulching expenses which were causing the assessment to fluctuate on a year- to-year basis. This suggestion came out of last years (2015) annual meeting.
- 2) Contracting a management company to handle the financial responsibilities of the association has increased our management expenses by \$2,640.00.

There were no questions or suggestions from the floor and a show of hands in favor of adopting the 2017 budget as proposed was unanimously adopted.

The assessments for 2017 will be as follows:

Condo Owner's Share	\$27.00
Town Home Owners' Share	\$64.00 (+capital fund contribution)
Single Family/Duplex Owner's Share	\$93.00

As a reminder, all town home owners shares to their capital fund will be equal beginning 1/1/17

The election of candidates to the Board of Directors followed. There were three (3) Board members whose terms ended following the meeting, Tom Woods (President) Mike O'Meara (Director), and Bob Howard (Director). Bob Howard chose to retire after two (2) terms.

Tom and Mike agreed to serve another term if re-elected. The third candidate, John Knauff had agreed to serve on the Board if elected. Bob asked for additional nominations from the floor and there were none. Thus, the three (3) candidates were elected by acclamation to serve a full term (2 years).

The election was followed by an open discussion period. Residents had the opportunity to voice their concerns.

Lee Ranger gave accolades to the Board of Directors and manager for doing a good job of maintaining the property at the lowest cost. He suggested that more residents make an effort to serve on the Board of Directors. Also, he requested that a dead arborvitae tree be replaced on the Columbine Circle parking area, more newsletters be generated throughout the year, and Board meeting minutes be published on the Website. He also requested that our landscaper make an effort to improve weed control.

John and Joyce Knauff pointed out that there is a section on the northeast corner of their backyard that is neglected by the mowers. John also requested that the Wildflower Lake sign be moved to a location more visible to residents and guests. The trees have grown past the sign making it difficult to see.

It was a general opinion of several members that the landscapers are mowing with dull blades and leaving grass clippings and leaves on the patios and at the front door areas. A formal complaint will be sent to Goetz Landscaping regarding these issues.

Bob thanked those in attendance for their presence, and input, and requested they pick up a copy of the snow removal procedures at the sign-in table on their way out.

The meeting adjourned at 10:20 a.m.

The Board of Directors met immediately following the annual meeting for the purpose of electing officers. The results were as follows: Tom Woods, President; Greg Kaniuk, Vice-President; LaVonne Silhavy, Sec./Treas.; Mike O'Meara, Director; John Knauff, Director. In accordance with the By-Laws, Tom Woods' address is 2805 Lakepointe Drive.