

LAKEPOINTE GARDENS POA  
ANNUAL MEETING MINUTES  
OCTOBER 17, 2020

The meeting was called to order at 9:00 a.m. by Bob Wirtz, Operations Manager. In attendance were 21 members and guests including the following Board members and managers:

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

Absent:

John Paris, Vice-President  
DeJuan McDuell, Director

The membership was requested to introduce themselves by raising their hands and stating their names. Bob welcomed the guests and thanked them for attending during these difficult times. The guests were requested to keep their masks on and social distance as much as possible.

The certifying of proxies was the first issue on the agenda. There were twelve (12) proxy votes from residents who could not attend but had entrusted their vote to LaVonne to vote for them. These forms were a part of the invitation mailing that all residents received two weeks prior to the meeting.

The next subject was the "Proof of Notice Affidavit." This was certifying proof that 115 invitations were mailed to all current members of the association and notarized by Raun Brobeck of Centier Bank.

The 2019 annual meeting minutes were approved by a show of hands.

**Reports:**

Board of Directors' President, John Knauff, stated that the Association had a good year with no major setbacks and once again the assessments remain very competitive.

Barb Precourt, Past President and member of the Entertainment Committee, updated us on this year's garage sale. There were 15 participants including one from the condos, which was a welcome sight. The weather was cooperative, which always helps.

Mona Loomis, Landscape Committee Chairperson, talked about her ongoing plan for the entrance beautification. She requested that the center island trees be trimmed to allow more sunlight and a possible change in the plantings adjacent to the iron fencing. In closing, Mona expressed a need for volunteers to pull a few weeds during the summer months.

Mike O'Meara, Financial Manager, brought us up-to-date on checking and savings account numbers and a positive change on C.D. interest rates. We have had several mild winters in a row which have helped the budget in respect to snow removal costs. This year is predicted to be severe so let's keep our fingers crossed that the budget is sufficient.

**Unfinished Business:**

1. The density of the tree line on the west berm became a problem. Fifteen trees were removed, creating several large gaps. These trees will be replaced by seven or eight trees to avoid overcrowding. The project will take a couple of years to complete. Stumps must be ground prior to planting, and irrigation to the new trees will be somewhat difficult.

**New Business:**

**Presentation & Adoption of the 2021 Operating Budget:**

1. Common area shares, which include the condos have gone down \$4.00. On odd numbered years (2021), when we do a general mulching, the condos are not affected by any of the cost. The townhome owners' share has dropped \$1.00 because of the drop in common area shares. Single-family and duplex shares increased by \$2.00 due to the increase in fall leaf removal costs. The Board approved the proposed budget on September 2<sup>nd</sup> by a 5 to 0 vote. The membership approved the budget at the annual meeting.

**Board Member Nominations:**

Three Board of Directors' positions became available following the annual meeting. All three (3) current incumbents agreed to serve an additional two-year term if re-elected. The nominees presented by the committee that were currently holding Board of Director positions are: John Knauff, President; Mona Loomis, Director; and DeJuan McDuell, Director.

There being no further nominations from the floor, the slate presented by the nominating committee was elected by acclamation.

At the Board of Directors' meeting following the annual meeting, all incumbents were re-elected to their current positions on the Board.

**Open Discussion Period:**

Bob cautioned everyone to keep their garage doors closed. There have been a number of thefts on Columbine Circle and some break-ins in the apartments behind the circle. The police are aware and have increased their coverage of our area.

Bob also stated that residents are not using the Variance Request Forms. These forms are available on our Website (LPGPOA.Org.) or through the Variance Committee. Any exterior changes should be covered by a variance request and approval. Do this to avoid tearing the changes out and possibly paying a fine.

Someone on the East side of the lake used a weed killer spray on their back lawn and it washed into the lake and killed a considerable amount of fish. This was reported by a neighbor that observed this activity. If you feel you must do this, then stay at least ten feet from the shoreline.

Mona Loomis asked if garage sale hours could be changed to 8:00 A.M. to 2:00 P.M. instead of the current 8:00 A.M. to 4:00 P.M. The reason being is that there is very little traffic in the later afternoon. This sounds like something to be considered. We'll let the Board weigh in on this issue.

Lee Ranger requested that income and expenses be made available at each annual meeting for the benefit of the membership. He also requested that mailbox conditions be addressed.

A motion to adjourn was made at 10:15 a.m. and seconded by Mike O'Meara. Meeting adjourned.