

LAKEPOINTE GARDENS POA
Annual Meeting Minutes
October 17, 2015

The meeting was called to order at 9:00 A.M. by Robert Wirtz, Operations Manager, at the request of President Precourt.

In attendance were 30 members and guests including the following Board members and managers:

Barb Precourt, President
LaVonne Silhavy, Vice President
Michael O'Meara, Secretary/Treasurer
Bob Howard, Director
Tom Woods, Director
Bob Wirtz, Operations Manager
Lee Ranger, Financial Manager

Opening Discussion:

- All in attendance were welcomed to the meeting. Bob Wirtz then introduced the Board members and managers. Members were then requested to do a self-introduction, by raising their hand when it was their time to speak.
- Bob Wirtz presented a certified copy of the mailing notice as proof that all residents in Lakepointe Gardens were notified of the time, date, and location of the annual meeting. The mailing consisted of 114 envelopes, all postmarked September 26, 2015. (There was one vacant unit in the condominium at 3000 H Columbine Cl.) The mailing included copies of the following:
 1. Cover Letter
 2. Notice of Members' Meeting
 3. Meeting Agenda
 4. 2015 Nominees for Election to the Board of Directors
 5. Proxy
 6. Proposed 2016 Lakepointe Gardens POA Operating Budget
- The 2014 annual meeting minutes had been previously Board approved; copies were available. Bob asked if there were any requested changes. There being none, the minutes were accepted as written.

Award Presentation:

- Having announced her pending retirement from the Board of Directors which was to take place following this annual meeting, Barb Precourt was presented an award of appreciation, on behalf of the association, in honor of her six (6) years of devoted service as President of the Board of Directors.

Reports:

Financial Manager, Lee Ranger:

- CPA Karen Robbins` examinations of financial records for years 2013 and 2014 were made available for members review. Lee passed out copies of the LPG-POA balance sheet (as of Sept. 30, 2015), comparing current assets with total liabilities and equity. He also made available to the members a copy of the transaction detail by account (January through September 2015); Lee explained for the benefit of the members, the three (3) methods for assessment payments, the budgeting process and the capital checking accounts.

Operation Manager, Bob Wirtz:

Old Business:

- **Rental Properties:**

Bob reviewed last year's lengthy discussion regarding the elimination of rental properties and the formation of an ad-hoc committee to address potential solutions. Portions of a recent correspondence with Attorney Michael Langer were read. The general consensus of the letter concluded that the Board of Directors through the covenants and rules & regulations already had the tools necessary to control the issue, if used properly. Bob suggested that the Board convene after the holidays to address the procedures that must be defined. The ad-hoc committee was dissolved.

- **Strack's Refrigeration Unit Noise Levels:**

The violation of the city's unified development ordinance by Strack & Van Til was discussed at length. Decibel levels continue to exceed regulation standards. This has been going on since our initial contact with the city and Stracks in June of 2014. Thanks to the efforts of one of our residents, Judy Berkoski, Bob will continue to pursue these noise level violations with the assistance of Vicki Thrasher, Building Commissioner, who has been requested by Mayor Costas to determine what action the city can take to alleviate the issue.

- Variance Requests:

A Letter authored by Lee Ranger concerning variance requests was read to the members present. We have had recent instances of residents making improvements or changes to the exterior of their property without first making application for approval for such changes. This is a violation of our covenants and it is important that you understand the purpose of our architectural standards which are specifically outlined in our covenants document. Any change to the exterior of your residential property requires Board approval of an "application for variance." The Board will be enforcing the covenants to preserve our architectural standards.

- Signs:

No yard signs other than real estate, political or garage sale, all of which are regulated by the rules and regulations are permitted. All other signs must be covered by an approved variance request.

New Business:

- 2016 Budget:

The proposed 2016 operating budget, which was furnished to the members in the annual mailings of meeting documents, was presented and discussed. A question from the floor was concerning the effect on the budget that mulching residential and common areas had on the odd numbered years.

The decrease in assessments for single family/duplex owners is attributed primarily to the absence of mulching residential and common areas on even numbered years. After some discussion from the floor, it was agreed that we will consider two (2) approaches to assessing for mulching in the future.

1. The cost will be spread out to cover both the even and odd numbered years.
2. Mulching every year in thinner layers at a reduced cost.

Both approaches should create more consistency in assessment rates. A vote was taken and the 2016 operating budget was approved by the members present.

- Election of Officers:

There were two (2) candidates available to fill two (2) vacancies. LaVonne Silhavy having completed her current term, agreed to serve an additional term if re-elected and Greg Kaniuk, a 9- year resident from Lupine Circle, current member of the Property Values Committee volunteered to serve on the Board. Since there were no nominations from the floor, both candidates were elected by acclamation to serve a full term. Congratulations to LaVonne and Greg. We are looking forward to your service to the community.

Following a brief discussion concerning the presence of raccoons and feral cats the meeting was adjourned at approximately 10:20 A.M.