

**LAKEPOINTE GARDENS POA**  
**Annual Meeting Minutes**  
**October 18, 2014**

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 37 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  
Stephany Sturgeon, Financial Manager

**Opening Discussion:**

- All in attendance were welcomed to the meeting. Bob Wirtz then introduced the directors and managers. Following, members and guests were asked to introduce themselves.
- 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. This mailing went out on September 26, 2014, and included copies of the following:
  1. Cover letter
  2. Notice of Members' Meeting
  3. Meeting Agenda
  4. 2014 Nominees for Election to the Board of Directors
  5. Proxy
  6. Proposed 2015 Lakepointe Gardens POA Operating Budget
- The 2013 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.

**Reports:**

**Financial Manager, Stephany Sturgeon**

- Profit and loss statements were made available prior to the meeting. Stephany asked residents to call or email her with any questions. Lee Ranger asked a question from the floor about the \$4,507.99 expenditure under "repairs." Stephany explained that one of the

townhomes had a new roof installed. It was initially paid for from the checking account and then reimbursed by the Townhome Capital Fund Account. This raised a question about roof replacement within the community. It was then explained that the townhomes pay an additional monthly assessment into a separate contribution fund to cover roof, driveway, and siding replacements. All other residents are responsible for their own repairs.

- The residents were reminded that our website: [lpgpoa.org](http://lpgpoa.org) is a helpful source of information to answer questions regarding various issues.
- Lee Ranger asked for a printout of the vendor payments. Stephany agreed to provide him with a copy via email.

### **Activities Committee, Barb Precourt**

- Seven new residents were added to our community in 2014 (at which time, committee members visited each incoming resident and furnished a copy of each of the Association governing documents).
- There were 15 participants in our annual community garage sale held on July 18-19. Our garage sale rules were restated for the benefit of newcomers.

### **Maintenance Director's Report, Bob Wirtz**

#### **Old Business:**

- Bob reminded those present that an attempt was made at the last annual meeting to change our covenants to make our development an owner-occupied community. A 2/3 majority vote was necessary, but fell 6 votes short of passing. However, in a continued attempt to adequately protect property values, Bob announced that the Board wanted to revisit this issue in 2015. He stated that a plan will be drafted to serve our residents' needs (to include setting a cap on the allowable rentals within Lakepointe Gardens and make it impossible for someone to buy property here for the purpose of leasing). Once the plan is drafted, it will be sent to our attorney to ensure legal accuracy before the Board submits it to our residents for consideration. Lee Ranger expressed that, in his opinion, a cap would not be fair to all residents. A lengthy discussion followed and it was suggested that a committee of interested volunteers be formed to provide input into the drafting of the plan to be submitted for Board approval.

#### **New Business:**

- Bob stated that the restocking of the lake with 1600 fingerlings—bass, bluegill and catfish—was completed. It will take a year or two for them to reach maturity.
- An aeration unit was installed recently to add oxygen to the lake and roll the water over to prevent a total freeze (like the one we experienced last winter, killing our fish). Greg Kaniuk,

who participated in the aeration project, shared that he felt the lack of mature fish in our lake this summer contributed to the increased population of mosquitoes we experienced.

- The increased size of the refrigeration units at Strack and Van Til were creating an unacceptable volume of noise to our residents, especially those with homes adjacent to the west tree line. Bob, as well as Roger and Barb Precourt, attended a city zoning meeting to discuss the situation and find out what could be done. We were advised to contact Strack's directly, which Bob did. Larry Moore at Strack's was very cooperative. An initial attempt to reduce the noise (previously measured by the city to be at maximum level) was undertaken by adding baffles around some of Strack's larger fans. A letter was then sent to Mr. Moore thanking him for taking such prompt action. In that letter, we also informed him that although some noise reduction was achieved, it was still beyond a comfortable level. He personally visited the site and notified Bob that he was hiring an engineering firm to come up with an additional solution. He was hopeful that something would be installed by the end of October.
- We are in the process of replacing trees that were removed on the west tree line. The owner of Four Seasons Landscaping looked at the area and advised us to use replacement trees that would be consistent with the look of what is currently growing there. He suggested two Canadian Hemlock trees. Since they respond best to a spring planting, we will schedule two to be planted in late April or early May.
- The entrance signs were recently repainted.
- We received rave reviews on the annuals that were planted this year around the entrance area. It was pointed out that a few bushes in the left-front need to be replaced. There is also a light that needs to be replaced.
- The proposed 2015 Operating Budget (previously furnished to the members in the annual meeting documents) was presented and discussed. There was a question from the floor about why a special assessment was done instead of using surplus funds from the checking account. Bob explained that it was done to help avoid higher increases for 2015 and help to avoid the need for another special assessment for snow removal this winter.

Larry Whitlow asked if we have a Rainy Day Fund in the budget. Bob explained that we did in the past but discontinued it because we weren't using it and have an adequate surplus in our checking account to cover those expenses, when necessary.

Someone asked if we had gotten competitive bids for lawn and snow removal maintenance (as suggested at the previous annual meeting). Bob explained that we do that every three years. However, when done in the past, Goetz has always been our best offer and our residents are happy with their services.

A motion was made and seconded to approve the budget as presented. A voice vote was unanimously made to accept it.

- Three Board members were up for re-election: Bob Howard, Tom Woods, and Mike O'Meara. They were introduced and a brief bio was given for each. Bob asked if there were any nominees from the floor. Since there were none, all three nominees were re-elected by acclamation to serve a full term.
- There were only two letters announcing the annual meeting that were returned for non-delivery:
  1. Angelica Scott (Townhome owner, lives here for six months and out-of-state for six months)
  2. Richard Wadsworth (Condo owner, presently lives in Lafayette, IN)

### **Open Discussion:**

- Regarding the rental issue previously discussed, Diana Paris suggested that the Board might want to take a first step by merely prohibiting new buyers from purchasing homes in the development as rental income property. Further restrictions could be done incrementally. Someone responded that this is something the committee could consider at their meeting. Bob reminded us that each change would involve the whole process of changing the covenants. Interested people were encouraged to come to the front and sign up to serve on this committee before leaving the meeting.
- Bob offered a copy of our snow removal procedures to anyone interested.
- It was announced that Rita Krueger at 1507 Lupine Circle had recently passed away.

The meeting adjourned at 10:30 A.M.