

LAKEPOINTE GARDENS POA
Board Of Directors
Meeting Minutes
April 17, 2014

The meeting was called to order at 6:31 P.M. at the home of President, Barbara Precourt with the following members present:

Barb Precourt, President
LaVonne Silhavy, Vice President
Bob Howard, Director
Tom Woods, Director
Bob Wirtz, Operations Manager
Stephany Sturgeon, Financial Manager

Secretary/Treasurer, Michael O'Meara, was unable to attend due to a work conflict.

Opening Discussion:

- Bob Wirtz gave Stephany Sturgeon a few invoices and tax bill for payment. North American Title Company asked the Association to send a letter verifying that all dues are paid current on the recent sale of a resident home. Stephany agreed to handle that.
- Bob Wirtz advised the Board that Thomas Michelsen, at 1702 Geranium, had recently passed away. Our sympathies to the family.
- The fountain was installed and started up to see that it's running properly. It will be turned off again and re-started the first week in May. The invoice for that service will be forthcoming for the fountain's removal, winter storage, and spring installation.
- Approval of the prior meeting minutes were previously approved via email.

Maintenance Director's Report: (Bob Wirtz)

- Our lake experienced a large fish kill this season due to the extended time that the surface of the lake was covered with ice and snow. It is reported that all the lakes in our region had the same problem. The fish keep the algae down and help to keep an eco-friendly balance to the lake. Therefore, Bob will be getting some prices for restocking our lake with fish.

- Minimal winter damage: The boat gate was broken and is already repaired. One mailbox was damaged and some grass will need to be replaced. Goetz will walk the development with Bob and assess repairs. New solar lights will need to be replaced in the island on Lakepointe Drive due to damage from snow pile up. They are needed to keep drivers from hitting the island at night.
- Bob passed out pictures taken in the back of our property from the area behind Blythe's, running all the way to the Subway restaurant. Orange wires are coming from a telephone box and have been looped through the lower branches of the trees across that entire distance. Hopefully, the phone company will return now that better weather is here and more safely install the wiring. A sofa was also dumped in that vicinity and rubbish has blown in during the winter. Bob reported this to the city and the sofa has since been removed. We expect to see people disbursed there from the businesses to do a cleanup soon.
- The west tree line of the development will be mulched this year.
- Bob will be working with people this year to keep their property in good repair, such as painting around garage doors, painting and/or replacing overhang support posts, etc.
- The goose fence that was started around the lake has not been completed to date. Bob said he cannot do the strenuous work himself anymore, so we would need to hire a contractor to do the work if we want to continue. Since that would be expensive and the fence didn't appear to be that effective where presently installed, it was decided to shelve the project for now. Our money would be better used to repair some lights out front and do fence repairs in a few places.

Financial Manager's Report: (Stephany Sturgeon)

- At Stephany's request, it was decided that month-end reports will not be prepared and sent to Bob and President Precourt until after the close of business on the last day of the month so that all reports will completely reflect each month's business. She advised us that Association CDs automatically renew at maturity unless we decide at that time to place the money into another interest bearing account that will pay at a higher rate of interest. Stephany will also provide a monthly budget report showing funds currently spent to date for each line item and their remaining balances.

Operation Manager's Report:

OLD BUSINESS:

- **RE: Special Assessment:** Bob Wirtz presented a report showing our snow removal expenses beginning January 1, 2014. We budgeted \$28,600 of which we used \$27,250. With the remaining balance of \$1,350 and the special assessment to be taken in May, 2014, we will have \$6,348 to cover any snow removal expenses incurred during November and December of 2014.
- Bob Wirtz suggested that we revisit the issue of rental property in Lakepointe Gardens. Our main interest is to protect the property values of our residents. In order to do that, rental property must be properly managed within our community. It was agreed that additional information is needed from our attorney before we proceed to put together and present a fair and balanced proposal to our residents in 2014.

NEW BUSINESS:

- The west tree line is rapidly thinning due to the fact that the pine trees were placed too close together and cannot get enough sun for new, healthy growth. The trees were planted originally to visually screen out the businesses to the west of our community. They also provide a sound barrier. Bob Wirtz and Tom Woods volunteered to try and find an expert, possibly someone from a university or state department, and see if they will come here and make some suggestions about what needs to be done to correct our deteriorating tree line.
- Our current Association Website (created in 2006) is antiquated, and we can no longer get anyone to up-date it. We have received a proposal from Pamela Gonzalez to design a new website for a cost of \$595. The Board approved her proposal. We need to have an attractive, user friendly website to provide information to our residents as well as realtors and prospective buyers. Mrs. Gonzalez will also train officers to operate and make changes to the website at no extra charge.

The meeting adjourned at 8:15 P.M.