

**LAKEPOINTE GARDENS POA**  
**Board of Directors**  
**Meeting Minutes**  
**September 16, 2014**

The meeting was called to order at 6:30 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 away on vacation and unable to attend.

**Opening Discussion:**

- Bob Wirtz opened by stating that the purpose of the meeting was to examine and then vote on the proposed budget for 2015. Copies of the budget were passed out to each person present for review.

**Maintenance Director's Report: (Bob Wirtz)**

- The 2015 Budget required an increase over the previous year for three reasons:
  1. The general mulching scheduled to be done to our residents' properties in the spring of 2015 is more costly than the mulching that was done in 2014 to the west tree line of the development.
  2. We did not budget enough for snow removal in 2014 to cover the unexpected amount of snow received. Thus, a special assessment was needed. Since another hard winter is being forecast, the budgeted amount will be increased in 2015 to allow for two additional (2 to 4 inch) snow removals. Hopefully, this will help us avoid the need for another special assessment.
  3. There has been an increase in the cost of utilities (electricity and water).
- As presented, the proposed 2015 Budget was approved unanimously by the four Board Members present.

- The lake's fountain hours of operation have been reduced in preparation for removal and storage.
- Bob Wirtz asked Stephany Sturgeon to provide him with the following in preparation for the annual meeting:
  1. Three copies of the projected Capital Funds Budget for the POA and townhomes for the period of November, 2013 through November, 2014. This report will be included with the annual meeting notice mailings.
  2. Forty copies of the Quickbooks income and expense reports for the past 12 months. These reports will be available at the annual meeting for any interested parties.
- Cookies (made by volunteers) as well as coffee will be provided at the annual meeting.
- The annual meeting agenda was discussed and the necessary duties to run the meeting were assigned to Bob Wirtz, Stephany Sturgeon, and various Board Members.
- Bob Wirtz and Barb Precourt explained that since Strack and Van Til moved in and increased their store size, their cooling system condensers and fans were causing a level of noise (24 hours a day) that was not acceptable to our residents. Therefore, Bob Wirtz attended a Valparaiso Zoning Board meeting and advised Tyler Kent of the problem. Mr. Kent later came out with an engineer and took decibel readings on his ipod, confirming that the noise was at the highest allowable range. This reading was at ground level and Bob Wirtz pointed out that the noise level actually increases the higher up you go, due to the fact that Strack's cooling equipment fans are on the roof of the building. Mr. Kent advised Bob to contact the store directly before involving the city. Bob took his advice and contacted Larry Moore, Strack's Director of Operations. Once our problem was explained to him, he graciously agreed to do what was needed to reduce the noise that Lakekpointe Garden's residents were experiencing. Shortly thereafter, Mr. Moore had buffers installed behind the roof fans to reduce the noise level. This has reduced it somewhat, but it is still loud. A thank you letter will be going out shortly to Mr. Moore with a report as to what we are now experiencing and a request to research any options that might still be available to further reduce the noise level.
- Barb Precourt was asked to draft a letter to Mr. Moore for Bob's review. Bob Wirtz will provide her with the address.
- LaVonne Silhavy volunteered to proofread the letter to Mr. Moore before sending it out. She will also proofread our meeting minutes before they are posted on the website.

- Two replacement trees will be planted in late September or October along the west tree line of the development. It was decided to use **arborvitaes**, as they are a large, vigorous, fast growing evergreen and will serve as a good sound barrier. Bob Wirtz will get estimates for the job and then schedule the planting.

### **Old Business:**

- Bob Wirtz initiated a discussion among those present regarding our Association's ongoing need to design and implement a plan to control the percentage of rentals in our development. This should be done to protect the property values of our residents and still allow hardship rental privileges to owners when necessary. This subject will be presented at the annual meeting and suggestions from the floor will be welcomed at that time.
- The Board voted to purchase an aeration system for the lake that will be installed shortly. This system will put oxygen into the lake during the winter months and keep the surface water from freezing directly above where the aeration units (2) are being strategically placed on the bottom of the lake. Doing this will protect the fish and vegetation from dying as they did last winter.

The meeting adjourned at 7:40 P.M.