

**Lake Pointe Estates Homeowners Association Meeting
Meeting Agenda October 18th 2023 6:00 PM
Franklin City Hall Community Room**

Meeting began at 6:05. Introductions - 10 members attending
Don Dorsan, Cindy Lorentzen, Bob and Barb Sagadin, Lori Mulsoff, Lori Schmidt, Nicole Hauch, Gary Tasic, Dave Hetland, John Moscatello

1. Review last year's meeting minutes

Motion to Approve - Cindy Lorentzen. Second Lori Mulsoff
Unanimous vote to approve including 1 proxy – 2023 minutes accepted

2. Pond Report / Don Dorsan

After poor results from a previous vendor LPE HOA re- contracted Wisconsin Lake and Pond Resource LLC - a company that LPE had used in the past. While the overall service and response was satisfactory it was a bad year for Pond algae. LPE discovered in previous years the application of a specific bacteria product was the most successful answer to the algae problem. The previous service had stopped using the product and the new service neglected to use it as well – until requested. Don Dorsan asked if the HOA could buy the product and he would apply it instead of paying a company service call to do it. Wisconsin Lake and Pond Resource agreed to sell LPE HOA the product. Current price \$300 bucket. With consistent and timely application, the pond has seen marked improvement.

Going forward it was decided to shop alternative sources for the bacteria product in order to find a better price. Initial online searches have been successful.

Discussion and Action Plan:

Self-application and lower product costs will drive down a portion of the pond maintenance costs. HOA will continue this effort as well as co-ordinate other treatments with the pond Co.

This summer one of the compressors died and was replaced -by Don- at a cost of \$1200. It also appears that a second compressor is failing and may need to be replaced as well.

One of the aerators is failing as well. The pond has a total of 7.

Discussion and Action Plan:

This coming Spring, HOA will evaluate the failing compressor to see if it can be repaired or needs replacement. The HOA will also have the pond company clean

and evaluate the faulty aerator to see if it needs replacement as well. Problems will be addressed on an as needed basis.

Common Grounds Landscape Report / Bob Sagadin

A discussion at the summer HOA Board meeting focused on the lack of volunteers to do the common grounds maintenance work required and the work getting done in a timely manner. The opinion of the Board is that HOA volunteerism is not going to solve the needs of ongoing pond maintenance. The feeling is that HOA members would be willing to pay higher dues instead of finding or devoting time to do the work. Board consensus was: outsourcing the services required is needed and should be pursued.

In response to the HOA Board set some budget amounts for contracted landscaping services around the pond. Services that are beyond what our annual cleanup day(s) would be able to do.

That list included: invasive willow removal, inlet erosion control, dead tree and bush removal, tree and bush trimming, weed removal in planting areas, tree mulching etc. All maintenance needs that have been deferred over a number of years and remain unaddressed.

The HOA Board received 2 quotes. 1 higher than anticipated and 1 more in line with our initial budgeted amounts and withdrawal targets from reserve funds. In either case, amounts that have allotted in the current budget from both sources won't accomplish everything on the need to do list.

Proposed Solutions

1. Within the current budget, some priority and highly visible projects (see where our money is being spent) are done now and then plan out other items over (most likely) a couple of subsequent budget years. Yearly contracted maintenance costs would have to be determined and added to the budget as well.
2. Take additional money out of reserve funds and do the entire list at one time. (Some now and some in Spring) Then going forward contract for yearly maintenance while allotting some cleanup projects for the HOA to do.
3. Some combination of the above.

Discussion and Action Plan:

The indication from the meeting participants was to determine best price and capability options from each bid and proceed to contract a few high priority and time sensitive items yet this Fall followed by the remainder in Spring. Then determine the best vendor for a continual maintenance contract.

Completed option information 10/23/23

Don indicated that he has been trying to contact a service owned by a LPE resident for a quote, but has not received any response.

Gary Tasic said he will contact a landscape group that he is familiar with and see if they are interested in quoting as well

The Board put a week deadline on getting costs together and deciding who does what in order to get some projects done that need to be fall projects.

3. Financial Report / Don Dorsan

Don submitted the Financial Report including Profit and Loss Statements and Balance Sheet.

Motion to Approve - Lori Schmidt. Second - Nicole Hauch

Unanimous vote to approve including 1 proxy - Financial Report accepted

4. Budget Review / Don Dorsan

After one last member submits their dues on their credit card - this year's HOA dues will have been fully collected.

Reviewing the 2023 budget: Grass cutting is up due to the number of cuts this season. Grass cutting for 2023 also includes cutting down of the wildflower beds. Most all categories of Landscaping and Groundskeeping exceeded budget projections for 2023. Aerator/Compressor Maintenance being the largest overage due to the failed compressor.

The current budget allots \$4000 for special projects transferred from reserves. To date that category has not been used. **Note that the category is intended for major landscaping maintenance outlined in the Common Grounds Landscape Report. The decision to move forward on all landscape project will increase this budget number considerably.**

A new proposed budget item for 2024 (\$2000) is intended for yearly maintenance costs related to the special landscape projects.

Postage, Delivery and Printing costs were over budget, however the 2023 initiative to send all most all notices, newsletters and other materials electronically should help reduce this budget going forward.

Contributions to the reserve fund @ \$1000.will resume in next year's budget to replenish funds being transferred to the Common Grounds and Landscape projects. Currently there is \$42,661 in the reserve fund.

Proposed: new for 2024 Lake Pointes Estates Homeowners Association dues increase to \$250 per year.

Discussion:

Transferring of reserve funds to the identified landscape projects is a good idea. The fund has been earmarked for potential pond dredging in the future. It is felt that spending some of the funds on pond and landscape projects to maintain and preserve the health of the pond will either forestall pond dredging for a number of years or possibly eliminate the need. The meeting participants agreed that funding a major landscape revitalization project and yearly maintenance program

from the reserve funds is desired. Going forward, replenishing the reserve fund over time is also a good plan.

Motion to Approve Budget– Lori Schmidt. Second - Cindy Lorentzen

Unanimous vote to approve including 1 proxy – Budget accepted

5. Board of Directors Election

The election of Board members process and requirements was reviewed. The Board of Directors is elected by vote at the Annual HOA meeting. Officers of the Board are elected or appointed at a subsequent meeting of the Board of Directors. By rule the Board needs to have an odd number of members for voting purposes.

At this meeting Lori Mulsoff clarified that while no longer accepting the Board President position she would still like to remain on the Board.

A nomination was submitted for HOA member Dan Slater – who was not present. Lori Schmidt said that she would agree to be on the Board if needed in order to have the required number of Board members for voting purposes

Nicole Hauch – whose Board term is up as of Dec 31st agreed to run again as a Member - at -Large.

A secret ballot was distributed with Dan and Nicole's names on it and boxes for write in candidates. All attending members could vote for any or all of the candidates

The final voting results indicated all 4 candidates received a majority of votes cast.

The following is the list of Board Members and terms beginning January 1st 2024

Lori Mulsoff – Interim President. Current term ending Dec, 31 2023

(new) term Jan 1, 2024 –12/2027 as Member-at-Large

Cindy Lorentzen – Vice- President. Board term Jan. 1, 2022 –Dec, 31 2025

Don Dorsan –Treasurer. Board term – Jan. 1 2021 – Dec. 31,2024

Bob Sagadin –Secretary. Board term Jan. 1, 2022 –Dec, 31 2025

Nicole Hauch – Member-at-Large. Current term ending Dec, 31 2023

(new) term Jan 1, 2024 –12/ 2027

New Members

Lori Schmidt - Member-at-Large. Board term Jan 1, 2024 – 12/ 2027

Dan Slater - Member-at-Large. Board term Jan 1, 2024 – 12/ 2027

6. New Business

The Neighborhood Halloween event was discussed. Determining that the event was going to proceed, a question as to getting a permit to block off the street as was done last year or revert to the cul-de-sac site used in previous years was asked. Nicole said she would pursue a permit request from the City of Franklin. Nicole agreed to produce an email invitation to go out to the neighborhood.

The invitation would include a link to sign – up genius to solicit items and dishes to pass for the event.

As of 10/21 Nicole has secured a permit, and created the email invitation see below.



SATURDAY, OCTOBER 28, 2:00-4:00 P.M.

Golden Lake Way - between Lake Pointe Circle and Lake Pointe Drive Intersection

Neighborhood & City Wide Trick or Treat
4:00-7:00 p.m.

Potluck sign-up link email

Please join us for a

Neighborhood Halloween Celebration!

7. Old Business

2023 HOA Christmas Card Nicole offered to again design a Christmas card to be emailed to HOA members.

As of 10/21 Nicole has created the card – see below.



8. Discussion

At the Board's next meeting Officers for 2024 will be selected. It was suggested that a short meeting be scheduled before the 1st of the year to: welcome the new Board members, answer questions, outline Board functions, demonstrate how to access and input information on Google Docs, select officers and wrap up 2023.

8. Adjourn

Motion to Adjourn - Bob Sagadin. Second - Cindy Lorentzen
Unanimous vote to adjourn. 2023 Lake Pointe Estates Annual Meeting
Adjourned at 7:30 PM 10/18/2023