

Lake Pointe Homeowners Association Annual Meeting

Tuesday, October 21, 2025 6:00-7:00 pm, Hampton Inn, 6901 South 76th Street, Franklin

In attendance: Eric Snodgrass, Barb Sagadin, Nicole Hauch, Cindy Lorentzen, Annie Chan, Buddy White, Gary Tasic, Lori Schmidt, Lori Mulsoff, Don Dorsan, Bob Sagadin Terry Scherr, David Hamm

Meeting Agenda

• Review and approve last year's meeting minutes

Motion to approve Nicole Hauch 2nd Buddy White -Vote =Yay All Nay 0

• Pond and Common Grounds Report

Natural bacteria have been helpful in maintaining pond health

Discussions

Possible pond health problems related to the carp infestation. Identified and explained the problem – noted the reward for carp removal.

Note - Neighborhood fishermen are trying to catch the carp but no success yet

Current pond company has changed to a different billing plan. The pond budget is itemized at 8,500. Payments are divided into the new billing cycle. Overage service in the billing period is billed to us but underuse is not rebated.

Action item Looking for better terms, a recommendation was made to put the pond maintenance service out to bid.

Current compressor condition. Likely Compressor replacement next year \$1200 - \$1500

Question from the floor - should we investigate a bigger compressor?

Action item Price out compressor replacement and check price and specifications of a bigger compressor.

One aerator not working - replacement about \$300 – Buddy volunteered to help with compressor and aerator installation and repair.

Trespassers still a problem.

Question from the floor - Would bigger more noticeable signs help?

Comments - Bigger signs = bigger cost. Bigger signs are visually obtrusive. – suggestion that they are installed temporarily during problem season. **No decision - discussion tabled.**

Common grounds maintenance

Comment that grounds and landscape maintenance service is doing a good job. Working agreement is that the current vendor (Milosovic Landscaping) remains on call for service as required.

Grass cutting price will increase to \$385 per service.

Moving forward with vendor to remove dead tree in southwest corner of the pond

• 2025 Financial Report – 2026 Budget

Questions from the floor - Explain insurance cost and coverage.

Answer: Common grounds / pond liability @1million.

Question from the floor Are all dues currently paid in full?

Answer: Yes.

Note to remove dues reduction for volunteers since it no longer applies.

Action item Treasurer noted in the report we had budgeted for voluntary members. Being as voluntary members are not guaranteed we shouldn't budget for them. The financial report has since been updated to reflect this amended line item

Motion to approve the Financial Report as amended Buddy White 2nd Lori Schmidt - Vote Yay
All Nay 0

• **Election to the Board of Directors** -

Nominees for Board Positions – no pre meeting nominees

Eric Snodgrass nominated himself from the floor to an upcoming vacancy on the Lake Pointe Estates Board of Directors. He will assume an At-Large board position beginning January 1st, 2026, ending December 31st, 2028.

Motion to accept the nominee -by Don Dorsan 2nd Cindy Lorentzen

Vote to accept the nominee Eric Snodgrass - Vote Yay All Nay 0

Action item Eric Snodgrass added to Board roster and email distribution list.

• **General Discussion (New Business)**

a. **Architectural Waivers**

Question about creating a blanket waiver for vinyl siding due to a few recent requests.

Discussion Some people ask for a waiver, some don't. The intent of the By-law remains. Reason for the rule is to assure quality and similarity of materials in homeowner upgrades. Changing the By-law would require a neighborhood petition.

Decision For the few requested By-law waivers per year it was decided that changing this By-law was not needed.

b. **New Puetz Road Pathway** – Public information mtg October 28th Library 5:30

A few members indicated they would attend the information meeting.

Discussion The three path options were explained. Noted that the path was proposed several years ago. There appeared to be mixed feelings about the need and exact path location. The general opinion is it would have made much more sense for the path and Puetz Road repair to have been done together.

Action item If someone attends the meeting report findings back to the Board so the neighborhood can be informed.

c. **Board of Directors Plan B**

Discussion Attracting new Board members has been problematical. An appeal was sent out to the neighborhood Association members asking for new Board volunteers – with no results. Eric Snodgrass nominated himself at this meeting and was elected. Nevertheless, there remains 2 officer positions that need to be filled by January 1st. Noted that Lake Pointe Estates is a corporation. As such it requires a Board of Directors to accomplish its stated missions outlined in the Covenants and Restrictions and Bylaw documents.

Question from the floor Can the HOA be dissolved.

Answer From what we know it would be a complicated and – most likely - expensive legal issue. General feeling is we should concentrate on a more workable solution.

Discussion What can be done to attract Association members to the Board and with interest in assuming officer positions? What other HOA management / governance options are there? What would outsourcing management cost? How would it work?

Action item 1 A new Association member outreach approach was discussed. This plan amounts to an email “hard sell” campaign to attract Board members with or without officer interest while pointing out the functional and economic downside of a non-functional or non-existent Board.

Action item 2 Investigate cost of outsourcing the day-to-day management of the Association. This *could* include financial record keeping – including dues collection, taxes, utilities and insurance; maintaining the common grounds and pond; answering questions and complaints from residents and enforcing the Covenants, Restrictions and Bylaws. **Note.** There would still have to be a core Board (3 officers) to oversee the performance of the outsourced management company. The corporation remains; the management is outsourced.

d. Other: CERC Project.

Discussion Review of the Franklin Community Education, Recreation Center project. Report that discussions with the City and School Board about possible runoff issues from CERC fields to the LPE pond were inconclusive. Current status: LPE will monitor any adverse pond health changes from current water test data and approach the City of Franklin again should there be concerns.

• Adjourn

Motion to adjourn - Gary Tosic 2nd Barb Sagadin - Vote Yay All Nay 0
Meeting adjourned @7:30 pm October 21st 2025

