

Lake Pointe Estates Homeowners Association Annual Meeting
Tuesday, October 29, 2024 6:00- 7:30 pm
Franklin Public Library, Fadrow Room 9151 W Loomis Rd, Franklin

Meeting Minutes:

Attending

Board Members: Cindy Lorentzen, President - Don Dorsan, Treasurer - Bob Sagadin, Secretary - Lorie Schmidt, Lori Mulsoff and Nicole Hauch, Board Members -at-Large – Buddy White, Board member elect.

Lake Pointe Estates Homeowners: Gerald Winkleman, Terry Scheer, Daniel den Hoed, Ken Gawrisch, Maria Athens, Leon Athens and Attorney Joe Franke representing Living for Seniors LLC. Two Official Proxy forms were submitted. 1. Ted and Ruth Ann Dziadulewicz, 2. Gary Totic.

Agenda

#1 Review and approve last year's HOA Meeting Minutes.

The 2023 HOA meeting minutes were posted on the Lake Pointe Estates website for review. With no corrections or additions required, Don Dorsan made a motion to approve the 2023 HOA Meeting Minutes. Lori Schmidt seconded the motion. All in attendance signified aye and the 2023 Minutes were approved. The 2023 minutes already posted will remain without changes.

#2 Pond and Common Grounds Report

Don Dorsan presented the 2024 Annual Pond and Grounds Report. The report was available as a meeting handout and is also available on the Lake Pointe Estates website. Highlights of the report, questions and discussion are as follows:

- This was a good year for the pond. Increased use of natural bacteria to the pond treatments kept the algae problems under control. Unfortunately, these algicide and herbicide treatments also kill off “good” plants in the pond and along the shore. This season additional bacteria material was added between algicide treatments with noticeable effect.
Question: What do the additional treatments cost?
Answer: Cost of the added treatment was contained by HOA volunteers performing the interim applications as well as price sourcing the material; actual costs appear in the Financial Report
- To provide more diversity in the Wildflower beds several volunteers completed a Spring planting event on the ponds east shore berm. For ongoing health and maintenance of the beds weed whipping the beds or

a controlled burn in the spring was discussed. The HOA's grass cutting service has been doing some cut downs.

- **Question** about the cost and longevity of the rock project around the inlet pipes.

Answer: The serious erosion problems around the inlet pipes was much needed. The rough estimate of the rock project sustainability and longevity is 30 years. It was generally agreed that the initial cost spread over time appears to justify the project.

- Compressors that run the pond's aerators require continual maintenance at varying costs and effort. Costs have been held in check by one volunteer monitoring the equipment performance and doing the required repair work.

Question: Terry Sheer asked if there are any advantage to looking into better performing compressors?

Answer: The consensus seemed to be – not until we need to.

- Several other pond/grounds related projects, such as invasive willow tree control, tree trimming, weed removal and general maintenance were brought up.
- **Question:** Volunteers or out- source some of the work?
Answer/Discussion: The ongoing lack of volunteer help was mentioned. Outsourcing of major projects has been an answer in the past, however new vendors need to be sourced.
- **Action Required:** Board to meet in January to plan for 2025 spring, summer, and fall projects
- Several other pond/grounds related projects, such as invasive willow tree control, tree trimming, weed removal and general maintenance were brought up.

#3. Financial Report

Treasurer Don Dorsan presented the Financial Report. The report was available for review on the Lake Pointe Estates website.

Don noted that the Baird Investment account was doing well. Explanation about the high miscellaneous grounds expense for 2024. The major pond projects that were budgeted – from reserve funds- in 2023 were paid in 2024. The 2025 budget reflects an ongoing sustainable pond maintenance budget.

Maria Athens made a motion to approve the 2024 HOA Financial Report. Daniel den Hoed seconded the motion. All in attendance signified aye and the 2024 HOA Financial Report was approved. The 2024 HOA Financial Report posted will remain without changes.

#4. 2025 Budget

Treasurer Don Dorsan presented the 2025 Budget. The Budget report was available for review on the Lake Pointe Estates website.

- Don stressed that certain costs, mainly in pond equipment maintenance, new planting and routine tree care and weed removal has been accomplished by volunteer labor keeping the budget under control for the 2024 fiscal year.
- **Question:** Bob Sagadin asked if – for the sake of clarity and greater transparency – could contracted services with itemized contractors' names and charges be added under or to the miscellaneous grounds expense line?
- **Answer:** Agreed change for 2025 budget
- **Action Required:** Add contracted services with itemized contractors' names and costs line to miscellaneous grounds expense.

Buddy White made a motion to approve the 2025 HOA Budget with the miscellaneous grounds expense line change. Nicole Hauch seconded the motion. All in attendance signified aye and the 2025 HOA Budget was approved. The revised budget will be posted on the Lake Pointe Estates website

5. Election of Directors –

Board member, Dan Slater has submitted his resignation from the Board. The Lake Pointe Homeowners Association thanks him for his service.

Buddy White has put his name forward to be considered for the vacated Board position.

Current Board member and Treasurer, Don Dorsan's term on the Board expires December 31st, 2024. He has agreed to be nominated for a new term and remain as HOA Treasurer.

In accordance with Lake Pointe Estates Homeowners Association Inc. Bylaws Article IV section 4.03, two Board nominations were made from the HOA meeting floor.

Bob Sagadin nominated Buddy White for the vacated Lake Pointe Estates Homeowners Association Board of Directors Member-at-large position and nominated Don Dorsan for a new Board term and to continue as HOA Treasurer. Lori Mulsoff seconded the nominations.

- The nominations proceeded to a vote and both nominees were elected to the respective positions. Both positions are for 3 years, beginning January 1st, 2025, ending December 31st 2027.

#6. Revised Rental Restriction Amendment Petition

Several information meetings about the purpose and content of Lake Pointe Estates Restrictions and Covenants Amendment #6 have occurred. This amendment was created

in response to HOA members questions and concerns regarding non-owner-occupied premises, such as rentals, VRBO's, Airbnb's, group homes or similar entities. Following the Amendment #6 revision proposal introduction and informational meeting on May 27th a more concise version of Amendment #6 was crafted. This revision reflects, clarifies and addresses concerns made by homeowners before, during and after the meeting. The revised Amendment petition is now circulating for signatures. Sixty signatures are needed for the petition to become an Amendment. As of this meeting some signatures are still required.

- **Discussion:** Suggestion that a door-to-door effort be made to obtain the required number of signatures. Also, residents could encourage their neighbors who have not responded to do so.
- **Action:** A list of non-respondents was created. Two door-to-door signature gathering sessions were scheduled, additional emails were sent out and follow up phone calls were made.
- **Questions:** When will the results be posted? What happens if it doesn't pass? What happens next if it does?
- **Answers:** The results will be posted when the signature ending date of December 1st is reached. If there are insufficient signatures by Dec. 1st the signing deadline may be extended a week*. If the required number of signatures on the petition is not reached Amendment #6 fails and the Amendment will be logged into HOA archives. If it passes the Amendment application and signatures will be filed at the Milwaukee County Courthouse before the end of this current year.

***Note:** The close of petition date was subsequently changed from December 1st to December 7th to accommodate residents not available during the Thanksgiving holiday weekend.

#7 General Discussion/ New Business

- Leon Athens asked if we could ask if the City would look into the lack of brightness of some of the subdivisions street lights.
- Teri Sheer commented that the City had been experimenting with different types of lamps that have different effectiveness and in some cases color.
- It was agreed that some consistency and, for general safety reasons, increased brightness would be desirable.
- **Action:** The Board indicated they would contact City engineering about the issue.
- Favorable comments were made about the completion of construction on Puetz Rd.

- Ken Gawrisch said he had contacted City engineering questioning why an adjoining walking path had not been included as initially indicated. The answer from Engineering was” we ran out of money”
- Bob Sagadin said that we are still working with the City of Franklin to try and get a sign at the foot of the hill near the Lake Pointe sign that indicates, that when you are traveling west, traffic is entering off of Golden Lake Way when you get to the top of the hill.
- Nicole Hauch said it took 2 years to get a four way stop in the neighborhood. Bob said we are trying to get the Alderwoman behind the idea and see what happens.

Adjournment

With no further business brought forward a motion was made and seconded to adjourn the Lake Pointe Estates Homeowners Association Annual Meeting of Tuesday, October 29, 2024

Meeting Minutes submitted by Lake Pointe Estates Homeowners Association Secretary, Bob Sagadin on December 12th, 2024.