

Lakes at Oakmont (LAO) Homes Association Annual Meeting - January 17, 2012

- 1) **Meeting commenced** - 6:30 PM, Tuesday, January 17th, 2012 - Northland Career Center , Platte City
 - a) Attendance:
 - i) Board Members
 - (a) Present: Ron Helmer, Dave Huffman Bob Beckel, and Scott Tessmer
 - (b) Not in attendance: Dave Edwards
 - ii) Fence Committee: Larry Potts
 - iii) Guests (signed in): Sue Palm, Steve & Cindy Noble, Dennis & Carol Collins, Bill Figg, John Klein, Mike Stark, Tim Murphy, Richard Darr, Michael Letcher
 - b) Next meeting: Board meeting: 6:30 PM, Thursday, February 9th, 2012
 - i) Monthly meetings are tentatively the 2nd Thursday at the Platte City "Pizza Shoppe"
 - ii) Minutes are posted on the Lakes of Oakmont website, <http://lakes-at-oakmont.com>
- 2) **Financial Report:** Sent out with Annual Dues Letter to all Residence in December.
 - a) **Outgoing funds:**
 - i) 2011 payout was minimal with no major projects.
 - ii) 2012 projected budget
 - b) **Homes Association Dues:**
 - i) Two household in arrears paid 2011 dues.
 - ii) Households which have not fully paid dues, considered over due: Five (5)
 - iii) Households in arrears 24 months or more with a lean: One (1)
 - c) Auto-pay option is being explored to pay for LOA utilities (water and electric).
 - d) Scott Tessmer will be assuming bank accounts with the departure of Dave Edwards from the LAO Board. Dave Huffman is currently and will remain the second party on the LAO bank accounts.
 - e) Action: Check into possible limitation of LAO financial holdings as a non-profit.
- 3) **Business:**
 - a) **Design Review Committee (DRC)**
 - i) Bob Beckel is working with current developer run DRC team.
 - ii) Concerns expressed at Annual Meeting:
 - b) LAO is developed past 90% and the attendees' consensus was that the LAO Homes Association (HA) needs to take over the DRC. It was suggested:
 - i) Andrea at REMAX has all DRC documentation and
 - ii) if needed we contact our lawyer to insert ourselves into the DRC.
Actions: Bob Beckel contact Andrea at ReMax and contact DRC.
Suspense: March Board Meeting.
 - c) **LAO website** <http://lakes-at-oakmont.com>
Renovations are mostly complete sans the Covenants & Frequently Answered Questions (FAQ) pages. Michael Letcher maybe available to assist with web site after April.

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Action:

- i) Scott Tessmer is to continue additions to site, ongoing no suspense.
- ii) Add Dennis Wilson Disposal Service to utility service providers page. - Complete
- iii) Reuse/develop entrance signs to advertise website as the information link for all residents - Action lead and suspense: TBD
- iv) Investigate updating format of web site - Scott Tessmer / no suspense.

d) Large Project Planning

- i) The topic of 2012 major projects and budgeting was discussed. A general consensus of those in attendance was the maintenance and possible expansion of the trail system, . Specific actions to explore options include:

Actions:

- (1) Checking with county parks and to determine possibility of connecting to Prairie Green Space. Opinions at the annual meeting were divided so issue will be voted on before actions are taken. Note: LAO plats 7 and 8 indicate there is HA owed space on the south side of the drainage from the lower lake to the Prairie Creek Green Space - Scott Tessmer. Suspense: March 2012
- (2) Place ad soliciting estimates for trail repair and resurfacing, bridge repair - TBD.

- ii) **Erosion repair** behind at upper lake by lots 185 and 176. Area is associated with storm drainage system and covers an area 8'X40' and up to 3' deep. To prevent impacts to "downstream" locations Additional areas may need to be addressed after repair.

Action: TBD **Suspense:** Determine lead and way ahead at Feb Board Meeting.

e) Potential Projects Identified at Annual Meeting

- (1) The Board is to solicit volunteers for committees and to lead special projects:
 - (a) Local Cub Scouts may support/assist with spring clean up.
 - (b) Volunteers needed for Phone Directory, Garage sale.
 - (i) **Actions:** Ongoing
- (2) Projects listed brought up at annual meeting. Assignment of leads and timelines to be determined at upcoming Board meetings:
 - (a) Aeration pump wiring repair (upper lake) / move aerator to higher ground.
 - (b) Wiring at north and south entrances for holiday lighting.
 - (c) Revisiting the traffic circle landscaping improvements and evaluate landscaping plants and trees for replacement.
 - (d) Locate LAO HA holiday decorations from early years of development. Likely POCs Scott and Craig Laderoute.
 - (e) Find volunteers for Lakes and Grounds Committee to address pond stocking, upper lake depth survey for (dredging).

f) Covenant Issues and Enforcement

Discussion at the annual meeting cover the addressing of Resident Issues and Concerns and the methodology of addressing these issues. Specific concerns were expressed in developing a way to verify issues reported by other residents and addressing issues in

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manner to mitigate conflict and misunderstanding. The LAO Board will begin addressing these issues at the February Board Meeting.

g) **Officer Positions/Homes Association Organizational Structure:**

- i) Dave Edwards and Ron Helmer are leaving the LAO Board after serving their terms.
 - (1) Scott Tessmer will be assuming bank accounts with the departure of Dave Edwards at the earliest possible date.
- ii) Two volunteers for the board to begin two year terms for 2012 and 2013 are Cindy Noble and Sue Palm. Welcome to the board and thank you for volunteering.
- iii) The Board will continue to look for volunteers for committees and to lead special projects such as leading spring clean up, resident phone directory updates, neighborhood garage sale and other events.

- iv) Association Board structure was being discussed in 2011 as well as By Laws. These topic are currently on hold until we fill all position needed to conduct business.

4) **Meeting adjourned at 8:10 pm.**

Scott Tessmer
LAO Homes Association Board Member
Meeting Recorder