

## 2016 North Lakes Homeowners Annual Meeting

### Venue and Time

- 64 St. Hy-Vee Club Room
- October 20, 2016 from 7 pm to 8:30 pm.

### Attendees

Board and Committee Members:

- Woody Acosta, Alex Maslow, Tim McCoy, Jim Pratt, Curtis Wilkie, Bobbi Zink

Residents:

- Carla Atwood, Mike & Carol Birkel, Phil Conrady, Dwight & Jackie Fondren, Jim & Mary Jensen, Lyndon Marshall, Jack & Jane Metzger, Gus & Beau Michael, John & Becky Moore, Mary Jane & Mike Perkins, Brandon Powell, Alan & Lauren Rasquinha, Jen Reed, Martha Rolf, Steve Ward, Kim Wilkie

**We apologize if we missed anyone that attended the annual meeting. Your attendance and participation is very important.**

### Committee Updates:

- Lake - Jim Pratt reported no issues with the small lake. The big lake has a large silt problem. Based on a recent survey, the average depth of the lake is 2 feet when it should be 4-6 feet. Blue Valley (which treats the lakes and maintains the fountains) states the big lake fountain will need to be replaced sometime since it is 23 years old. The electrical box was again hit by lightning this year. A replacement fountain will cost \$12,000 to \$14,000 because we will have to replace the electrical box at the same time. The consensus is to continue to use the current fountain until it completely fails since there is no budget for a new one at this time.
- Landscape - Tim McCoy reported that we did not perform any major landscape projects this year but did repair rock around the spillways at both lakes.
- Pool - Alex Maslow thanked Conner and Kyle Wilkie for opening and closing the pool this year. They did a great job. We did not have many issues at the pool this summer, but will need some repairs before next spring. Funding options are being explored.
- Welcoming - Lyndon Marshall (on behalf of Julia Marshall) reported that Julia has welcomed several new homeowners this year but did not have an exact number of new residents.
- Budget - Curtis Wilkie review the proposed budget for 2017. The major difference from last year's budget is the increased insurance fee. Mark Elling reviewed our current insurance policy and discovered we did not have enough replacement coverage on the pool, pool house and exterior pool fence. Complete pool area coverage will increase our premium by \$310 per year. We also do not currently have any coverage on the Montclair stucco wall or the entryway monuments. Insuring the wall would cost \$1318 per year and \$18 for the monuments. Since we are considering a replacement of the wall and we do not have the budget to increase our insurance premium at this time, we determined we would not insure the wall or monuments until the wall is replaced. Also, we have a surplus in pool maintenance budget in 2016 that will be used to go ahead and purchase some new pool furniture and a pool cover to offset

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some of the pool repairs needed in 2017. Motions to approve the budget were received and seconded. The 2017 budget was approved as proposed.

- Architecture - A lot of activity with home improvements this past year. A few questions regarding solar panels but no one in the neighborhood has put in an official request for approval.
- Social - Over the past year the neighborhood held a Christmas Adult Party, Christmas Family Party and Pool Party. A holiday neighborhood party is being planned for January 2017 when schedules free up. We will be sending a save the date email in the next few weeks.

### Neighborhood Projects:

- Pool house was painted - thanks Mike Birkel and friends!
- Updated roster was distributed electronically to homeowners
- Keep Out the Rain KC repaired a defective clean out on the pool property for no charge
- A subcommittee investigated and submitted two Public Improvements Advisory Committee (PIAC) requests
- A work day was held to prepare the pool for the summer and clean up the neighborhood
- Rock was added and brush removed from the Montclair spillway
- Two trees were removed from common areas

### Board Update:

- The floor was opened for election of new board members. Paul VanCamp was nominated for president and John Moore was nominated for vice-president. Both nominations were seconded and voted to be approved for the respective offices. No other members were nominated or committee members volunteered.