

**MINUTES**  
**LPT Board of Directors Meeting**  
**September 12, 2016**

- The September Lakepointe Towers Association Board Meeting was called to order at 7:30 p.m., Monday, September 12, 2016 in the Library/Social room. Board members Bonnie Bawkon, Larry Chapp, Jeff Gaydos, Larry Lauer, Ed Socia and LPT Building Manager Mike Schall were in attendance.
- The August 1, 2016 meeting minutes were approved.
- Presidents' Report: (Jeff Gaydos)
  - o The Sixth Amendment to the LPT Master Deed was approved by more than 68 percent of co-owners, tallied by percentage of ownership.
  - o Board members will begin researching the content of the Association Bylaws, with the intention of cleaning, reorganizing and updating them next year — a lengthy process that will be managed by the Association's attorney, Wayne Wanger.
  - o A new process for responding to questions and suggestions directed to the Board and our Building Manager from co-owners will begin in October. Simple-to-use forms will be available in the Library and near the mailboxes on which co-owners may write their questions/suggestions. They will then place the forms in the slot in the library. Only signed forms will be considered.
  - o The next LPT Board Meeting will be open to co-owners. It is scheduled for 7:30 p.m., Monday, October 3, 2016, in the Library/social room.
- Treasurer's Report: (Larry Chapp)
  - o There is currently \$115,000 in the Association's reserve.
  - o Water rates have increased an average of 7 percent. Board members agreed that it is important for co-owners to repair dripping faucets or running toilets to reduce the amount of water being used and thus avoid the need to increase monthly dues.
- Safety Committee: (Larry Chapp)
  - o Fire extinguishers located in garages are each checked annually. The Association will purchase new signs to more clearly mark the locations of the extinguishers. Total cost is less than \$40.
- Manager's Report: (Mike Schall)
  - o Since the Sixth Amendment was supported by a majority of co-owners, the Amendment has been submitted to the Association's attorney to be officially added to the Master Deed.
  - o A plan for necessary roof repairs to be completed before winter was submitted and approved by the Board. The repairs will eliminate several small water leaks and extend the life of the roof. The repairs will cost approximately \$4,000 and were anticipated.
  - o The exterior painting of the Lakepointe Towers building, which was reviewed with co-owners at the August 1, 2016 meeting of the Board, will begin next spring.
  - o The pool closed September 11 and is being covered until next spring.

- New Business:
  - o The Board discussed a co-owner's concern that recent landscaping made visible a number of gas meters that had been hidden before old bushes were removed. However, vegetation that replaced the old shrubs is designed to hide the meters again after a year of growth.
  - o In response to a question from the Board, the Building Manager reported that he will price and include in the 2017 LPT Budget the cost of power washing and relining garages and steam cleaning carpeting.
- The meeting adjourned at 8:05 p.m.

— Respectfully Submitted- Bonnie Bawkon, LPT Board Secretary