

LAKEWOOD VILLAGE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 8, 2019

The meeting was **called to order** by President Terry Collier.

Board members present:

Ariana Baban, Kevin Bresee, Terry Collier, Connie Condict, Eric Gatewood and Teresa Weidman.

Motion was made, seconded and carried to approve the February and March Board minutes.

Finance Committee Chair Connie reported:

- Seven people have not paid dues so far
- The Board approved updating Guaranty Bank's check signing card by removing James Munsey, ATMS and Conor Haseltine and adding Kevin Bresee
- The Board approved changing the address on file with Guaranty Bank for the safety deposit Box; mailing address should be P.O. Box 14702, Springfield, MO 65814 and physical address should be 2110 Lakewood Street, Springfield, MO 65804
- Second half of dues are due by July 1

Committee Reports:

1. Architectural Committee - the board approved building a roof over a patio on Wornall
2. Club House Maintenance – Eric reported:
 - Board approved the \$6,380 bid from Republic Painting LLC to paint interior of Clubhouse.
 - A committee will be formed to choose colors for interior
3. Club House Scheduling – No report at this time
4. Common Grounds Committee – Kevin reported:
 - exterior lights around the pool, by trash cans and at the tennis courts are working
 - debris from the damaged Lakewood Village sign has been removed
 - tree removal/trimming discussed for several areas
 - common areas not being mowed have been defined
5. Website Committee – Eric reported:
 - Website should be functional by the end of the month (www.lakewoodvillagepoa.com)
 - New, updated pictures are needed
6. Playground Committee – No report at this time.
7. Social Committee – No report at this time.
8. Swimming Pool Committee - Teresa reported:
 - consider purchasing a computer for additional work in updating key fob information each year
 - it was suggested that a copy of the Key Fob Application be included with The View.
 - discussion was tabled on swimming lessons being offered at the pool

9. Tennis Courts/Play Ground – Kevin reported:
-play ground holes will be covered by 5/1/19

Miscellaneous

-A resident expressed concern about parking in the street and around the cul de sac on Roubideaux. There was also a complaint about the noise and trash being left in the area. Several telephone calls have remained unanswered from the Police Liaison J. Boomgaardon.

New Business:

-The Board reviewed bids, and approved the bid from Robinson Fence Company in the amount of \$5,850, for the Townhomes to replace the privacy fence. The Townhome account is money paid by Townhome owners in additional to regular LVPOA dues.

Meeting Adjourned

4:09 PM
04/05/19
Accrual Basis

Lakewood Village Property Owners Association
Account QuickReport
As of March 31, 2019

<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Guaranty Bank Operating				
03/14/2019	11073	Republic Services, Inc	trash service	-1,456.38
03/14/2019	11074	Tax Relief Center, Inc.	Feb monthly, 2018 Fed/State tax Return	-786.28
03/14/2019	11075	US Postmaster	1 year po box rent	-154.00
03/25/2019	11077	Protel Systems & Supply, Inc.	2019 Maintenance Agreement	-600.00
03/26/2019	11078	Guaranty Bank	Safety Deposit Box #5056	-30.00
03/26/2019	11079	ATT	284131499	-96.63
03/26/2019	11080	City Utilities	5162100080	-305.79
03/26/2019	11081	Jon Wayne Heating & Air	2 system club membership	-203.00
03/31/2019	e	Guaranty Bank	Bank Fee	-5.00
Total Guaranty Bank Operating				-3,637.08
				<u>-3,637.08</u>

Lakewood Village Property Owner Association, Inc.
Budget Report

	<u>Approved Budget 2019</u>	<u>March 2019</u>	<u>Year to Date 2019</u>	<u>Remaining Budget 2019</u>
Income				
Home Owner Dues - Current Year	73,320.00	2,820.00	53,170.00	20,150.00
Home Owner Dues - Prior Years	0.00	0.00	1,131.44	-1,131.44
Townhouse Maintenance Assessment	2,880.00	0.00	2,400.00	480.00
Townhouse Maintenance Transfer	-2,880.00	0.00	-2,400.00	-480.00
Pool Income				
Pool Associate Members Fee	6,000.00	0.00	0.00	6,000.00
Pool Rental Fees	0.00	0.00	0.00	0.00
Key Fob Income	0.00	0.00	0.00	0.00
Total Pool Income	<u>6,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>6,000.00</u>
Clubhouse Rental Fees	300.00	0.00	0.00	300.00
Late Payment Fees	200.00	225.00	650.00	-450.00
Social Committee/Breakfasts	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00
Misc. Income	0.00	0.00	0.00	0.00
Interest Income	90.00	0.00	8.90	81.10
Insurance Settlement	0.00	0.00	0.00	0.00
Vending Income	0.00	0.00	0.00	0.00
Edward Jones Unrealized gain/loss	0.00	0.00	2.87	-2.87
Total Income	<u>79,910.00</u>	<u>3,045.00</u>	<u>54,963.21</u>	<u>24,946.79</u>
Expense				
Administration				
Bank Service Fee	100.00	35.00	45.00	55.00
Entertainment	0.00	0.00	0.00	0.00
Dues & Subscriptions	0.00	0.00	0.00	0.00
Insurance	4,900.00	0.00	0.00	4,900.00
Insurance Repairs	0.00	0.00	0.00	0.00
Lien/Legal Fees	100.00	0.00	0.00	100.00
Office Supplies	400.00	208.48	208.48	191.52
Postage	500.00	6.80	119.91	380.09
Printing & Reproduction	200.00	0.00	25.00	175.00
Professional Fees	4,000.00	725.00	1,450.00	2,550.00
Trash Service	17,200.00	1,456.38	4,295.87	12,904.13
Utilities	7,000.00	305.79	1,030.78	5,969.22
Web Site	1,800.00	0.00	671.00	1,129.00
Total Administration	<u>36,200.00</u>	<u>2,737.45</u>	<u>7,846.04</u>	<u>28,353.96</u>

Lakewood Village Property Owner Association, Inc.
Budget Report

Clubhouse				
Capital Improvements	8,000.00	0.00	819.51	7,180.49
Repairs & Maintenance	2,000.00	203.00	203.00	1,797.00
Supplies	200.00	0.00	12.60	187.40
Social Committee	500.00	0.00	30.37	469.63
Total Clubhouse	<u>10,700.00</u>	<u>203.00</u>	<u>1,065.48</u>	<u>9,634.52</u>
Grounds				
Greenery/Landscaping	500.00	0.00	0.00	500.00
Playground	500.00	0.00	0.00	500.00
Repairs & Maintenance	500.00	0.00	0.00	500.00
Tree/Limb Removal	3,560.00	0.00	0.00	3,560.00
Supplies	100.00	0.00	0.00	100.00
Mowing/Hauling	13,750.00	0.00	250.00	13,500.00
Total Grounds	<u>18,910.00</u>	<u>0.00</u>	<u>250.00</u>	<u>18,660.00</u>
Pool Expense				
Capital Improvements	3,000.00	0.00	0.00	3,000.00
Chemicals & Supplies	1,300.00	0.00	2,954.88	-1,654.88
Contract Labor	3,600.00	0.00	0.00	3,600.00
Internet/Phone	1,800.00	96.63	289.89	1,510.11
Open/Close	2,700.00	0.00	0.00	2,700.00
Repairs & Maintenance	1,200.00	600.00	600.00	600.00
Total Pool Expense	<u>13,600.00</u>	<u>696.63</u>	<u>3,844.77</u>	<u>9,755.23</u>
Tennis Courts/Playground				
Capital Improvements	0.00	0.00	0.00	0.00
Repairs & Maintenance	500.00	0.00	0.00	500.00
Total Tennis Courts/Playground	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>
Total Expense				
	<u>79,910.00</u>	<u>3,637.08</u>	<u>13,006.29</u>	<u>66,903.71</u>
	<u>0.00</u>	<u>-592.08</u>	<u>41,956.92</u>	<u>-41,956.92</u>

LAKEWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC

3/31/2019

ASSETS

Current Assets

Guaranty Bank Operating	41,612.99
Edward Jones CD	20,108.38
Edward Jones Money Market	8,222.72
Edward Jones - Townhouses	13,806.91
Edward Jones - Market Value Adj	0.00
Total Bank Accounts	<u>83,751.00</u>
Accounts Receivable - Prepaid	0.00
UnDeposited Funds	0.00
Total Current Assets	<u>83,751.00</u>

Liabilities & Equity

Current Liabilities

Townhouse Escrow Account	<u>13,806.91</u>
Total Liabilities	13,806.91

Equity

Accumulated Equity	27,846.19
2019 Net Income/Loss	<u>42,097.90</u>
Total Equity	<u>69,944.09</u>
Total Liabilities & Equity	<u>83,751.00</u>