

LVPOA

Monthly Meeting Agenda

May 11th, 2026

- Call to Order
- Roll Call of Board Members
- Approval of Minutes From March Meeting

- Committee Reports

- Finance- Diane
- Clubhouse Scheduling
- Social
- Clubhouse Maintenance- Terry
- Communications
- Architectural Controls- Cliff
- Pool
- Tennis Courts/ Playground
- Common Grounds- Tom

- Old Business

2117 Wornall pl- Sharon Leathers

2118 Clubhouse HVAC - Tom

Pickleball court net in need of repair

Clubhouse Security Cameras – Cliff

- New Business

ATT internet Connection

Sharon- Ideas about the clubhouse, fees, upgrades, etc.

- Motion to End Meeting

Lakewood Village Property Owner Association, Inc.

Budget Report

	Budget 2026	April 2026	Year to Date 2026	Remaining Budget 2026
Income				
Home Owner Dues - Current Year	73,500.00	1,250.00	54,000.00	19,500.00
Officer Dues	4,500.00	0.00	4,500.00	0.00
Home Owner Dues - Prior Years	1,500.00	500.00	1,000.00	500.00
Townhouse Maintenance Assessment	4,320.00	0.00	3,240.00	1,080.00
Townhouse Maintenance Transfer	-4,320.00	0.00	0.00	-4,320.00
Pool Income				
Pool Associate Members Fee	14,875.00	1,725.00	11,475.00	3,400.00
Pool Rental Fees	200.00	0.00	0.00	200.00
Key Fob Income	200.00	0.00	0.00	200.00
Total Pool Income	<u>15,275.00</u>	<u>1,725.00</u>	<u>11,475.00</u>	<u>3,800.00</u>
Clubhouse Rental Fees	1,000.00	40.00	120.00	880.00
Late Payment Fees	500.00	75.00	500.00	0.00
Late Payment Fees - Prior Year	0.00	275.00	275.00	-275.00
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	200.00	0.00	254.26	-54.26
Filed Liens Receivable	0.00	0.00	0.00	0.00
Total Income	<u>96,475.00</u>	<u>3,865.00</u>	<u>75,364.26</u>	<u>21,110.74</u>
Expense				
Administration				
Bank Fee (includes net paypal)	500.00	-62.35	-263.36	763.36
Board Member Dues	4,500.00	0.00	4,500.00	0.00
Insurance	7,000.00	0.00	0.00	7,000.00
Lien/Legal Fees	150.00	0.00	72.00	78.00
Office Supplies	1,000.00	0.00	300.87	699.13
Postage	450.00	2.22	178.01	271.99
Printing & Reproduction	500.00	13.50	446.00	54.00
Professional Fees	4,950.00	375.00	2,100.00	2,850.00
Taxes	3,000.00	0.00	2,624.00	376.00
Trash Service	18,000.00	1,433.75	5,735.00	12,265.00
Utilities	10,000.00	335.61	1,373.22	8,626.78
Web Site	500.00	0.00	400.00	100.00
Total Administration	<u>50,550.00</u>	<u>2,097.73</u>	<u>17,465.74</u>	<u>33,084.26</u>

Lakewood Village Property Owner Association, Inc.
Budget Report

Clubhouse				
Cleaning	300.00	0.00	200.00	100.00
Gutter Cleaning	500.00	0.00	0.00	500.00
Repairs & Maintenance	700.00	0.00	0.00	700.00
Supplies	300.00	0.00	0.00	300.00
Total Clubhouse	<u>1,800.00</u>	<u>0.00</u>	<u>200.00</u>	<u>1,600.00</u>
Social Committee				
				0.00
2 Cookouts	200.00	0.00	0.00	200.00
Halloween	100.00	0.00	0.00	100.00
Annual Meeting Refreshments	150.00	0.00	125.41	24.59
Misc	100.00	0.00	0.00	100.00
Social Committee Total	<u>550.00</u>	<u>0.00</u>	<u>125.41</u>	<u>424.59</u>
Grounds				
Landscaping	500.00	0.00	0.00	500.00
Tree/Limb Removal	7,000.00	0.00	700.00	6,300.00
Mowing/Hauling	15,400.00	0.00	16,200.00	-800.00
Total Grounds	<u>22,900.00</u>	<u>0.00</u>	<u>16,900.00</u>	<u>6,000.00</u>
Pool Expense				
Furniture Repair/Replace	1,600.00	0.00	0.00	1,600.00
Balanced Pool Care	10,000.00	0.00	0.00	10,000.00
Internet/Phone (ATT & Protel)	350.00	0.00	0.00	350.00
Pool House (Maintenance, Supplies & Cleaning)	1,500.00	0.00	0.00	1,500.00
Pool Maintenance Contractor	2,000.00	0.00	0.00	2,000.00
Total Pool Expense	<u>15,450.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,450.00</u>
Tennis Courts/Playground				
Tennis Court Maintenance	2,000.00	0.00	0.00	2,000.00
Playground	200.00	0.00	0.00	200.00
Total Tennis Courts/Playground	<u>2,200.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,200.00</u>
Total Expense	<u>93,450.00</u>	<u>2,097.73</u>	<u>34,691.15</u>	<u>58,758.85</u>
Operating Budgeted Income/-Loss	<u>3,025.00</u>	<u>1,767.27</u>	<u>40,673.11</u>	<u>-37,648.11</u>

LAKWOOD VILLAGE PROPERTY OWNER ASSOCIATION, INC.
Balance Sheet

4/30/2026

ASSETS

Current Assets

Guaranty Bank Operating	48,054.23
Edward Jones - State Street Deposit	0.71
Edward Jones Money Market	31,023.71
Edward Jones - Townhouses	894.87
Edward Jones CD - Townhouses	0.00

Total Bank Accounts 79,973.52

Accounts Receivable - Prepaid -100.20

UnDeposited Funds 0.00

-100.20

Fixed Assets

ClubHouse 44,573.51

Total Fixed Assets 44,573.51

Total Current Assets 124,446.83

Liabilities & Equity

Current Liabilities

Townhouse Escrow Account 894.87

Equity

Accumulated Equity 82,878.85

2026 Net Income/Loss 40,673.11

Total Equity 123,551.96

Total Liabilities & Equity 124,446.83



2144 E. Republic Rd., Ste. F200 | Springfield, MO 65804-4623
 24-Hour Account Information 417.520.6082
 Customer Service (toll free) 1.833.875.2492
 www.gbankmo.com

LAKWOOD VILLAGE PROPERTYOWNERS
 ASSOCIATION INC
 PO BOX 14702
 SPRINGFIELD MO 65814-0702

Date 4/30/26 Page 1
 Primary Account Acct Ending 6417

Our posting order has been updated. Pay First items (cashed items) post by check number, then amount, smallest first. Debit Card items post by type (PIN then signature-based), then amount, smallest first.

SUMMARY OF ACCOUNTS		
Account Number	Account Type	Ending Balance
Acct Ending 6417	Small Business Checking	48,054.23

CHECKING ACCOUNT(S)		
Small Business Checking		Number of Enclosures 10
Account Number	Acct Ending 6417	Statement Dates 4/01/26 thru 4/30/26
Beginning Balance	47,152.27	Days in the Statement Period 30
4 Deposits/Credits	4,077.35	Average Ledger 47,599.22
8 Checks/Debits	3,175.39	Average Collected 47,558.72
Service Charge	.00	
Interest Paid	.00	
Ending Balance	48,054.23	

CREDITS		
Date	Description	Amount
4/07	TRANSFER PAYPAL LAKWOOD VILLAGE PROPE ID #-1049425PAYPALSD11 TRACE #-091000026/04/07	1,541.73
4/13	DEPOSIT/CREDIT	450.00
4/23	DEPOSIT/CREDIT	1,315.00
4/28	TRANSFER PAYPAL LAKWOOD VILLAGE PROPE ID #-1049887PAYPALSD11 TRACE #-091000026/04/28	770.62

CHECKS IN NUMBER ORDER								
Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
4/02	11822	250.00	4/21	11827	1,433.75	4/29	11832*	24.90
4/03	11825*	315.51	4/16	11828	390.72	4/29	11833	24.90
4/14	11826	400.00	4/27	11829	335.61			

* Denotes missing check numbers

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
4/01	47,152.27	4/07	48,128.49	4/16	47,787.77
4/02	46,902.27	4/13	48,578.49	4/21	46,354.02
4/03	46,586.76	4/14	48,178.49	4/23	47,669.02



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Date 4/30/26 Page 2
 Primary Account Acct Ending 6417

Small Business Checking Acct Ending 6417 (Continued)

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
4/27	47,333.41	4/28	48,104.03	4/29	48,054.23

Date	Num	Name	Memo	Amount
Guaranty Bank Operating				
2/28/2026	11822	Eric Mueller	refund officer dues	250.00
3/30/2026	11825	City Utilities		315.51
3/30/2026	11826	Lewis Holleman	website	400.00
4/10/2026	11827	Republic Services	trash service	1,433.75
4/10/2026	11828	Tax Relief Center	monthly billing, printing, postage	390.72
4/20/2026	11829	City Utilities		335.61
04/24/2026	11830	void		0.00
04/24/2026	11831	void		0.00
4/24/2026	11832	Recorder of Deeds	lien release	24.90
4/24/2026	11833	Recorder of Deeds	lien release	24.90

outstanding cks EOM

none

Here are the results from the security system proposals. The following text is a review of the proposals.

Attached are the separate proposals.

If all we are looking for is a few cameras over the AC units, then perhaps a Ring setup might be most economical.

Gary

Analysis

Based on the proposals received from **PASS, Atronic, Vivint,** and **ADT**, here is a comprehensive comparison and analysis for the Lakewood Village POA clubhouse and pool security.

Proposal Comparison Table

Feature	PASS Security	Atronic Alarms	Vivint	ADT
Upfront Cost	\$1,685 (Alarm) / \$2,845 (Video)	\$5,009 — \$5,322	Equipment Varies (e.g., ~\$1,700+ for 3 cams/hub)	\$1,109.10 (Discounted)

Monthly Fee	\$44.95 (Alarm) / \$25 (Video)	\$56.00	\$64.99 (Security + 3 Cameras)	\$64.04
Contract	5 Years (60 Months)	3 Years (36 Months)	Up to 5 Years (Financed)	3 Years (36 Months)
Equipment	3 Deterrence Cameras, NVR, Door/Motion/Glass/Smoke	3 Active Deterrence Cameras, Smoke Detection	Smart Hub, 3 Outdoor Cams, Smart Home Integration	4 Outdoor Cameras, 2 Door Contacts , 1 Motion

Analysis of Proposals

1. PASS Fire and Security

- **Pros:** Offers the lowest monthly service fee (\$25 for the camera system). The "Active Deterrence" cameras include red/blue lights and speakers to scare off trespassers.
- **Cons:** Requires a longer **5-year commitment**. The alarm and camera systems are quoted separately, making the total upfront cost higher if both are chosen.

2. Atronic Alarms

- **Pros:** Locally owned and operated with a strong focus on integration. Their system is designed for future growth, such as adding access control (keycards) for the clubhouse doors.
- **Cons:** Highest upfront installation cost (\$5,000+).

3. Vivint Smart Home

- **Pros:** Best user interface and smart home integration (e.g., controlling thermostats, locks, and lighting from one app). Offers 0% financing for equipment.
- **Cons:** Monthly monitoring rates are among the highest (\$65–\$100 range depending on camera count).

4. ADT Security Services

- **Pros:** Lowest upfront cost (\$1,109) due to significant "Small Business" discounts. Includes more cameras (4 total) in the base package compared to the others. Shorter 3-year contract.
 - **Cons:** The monthly fee (\$64) is roughly 40% higher than the PASS alarm monitoring fee.
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Suggestions for the Board

- **Best Value for Budget: ADT** is the best choice if the board wants to minimize the initial cash layout. At **\$1,109**, it is significantly cheaper upfront than the local competitors.
- **Best for Deterrence (Pool/AC Units): PASS** or **Atronic** are superior for the pool area. Their "Active Deterrence" cameras (red/blue flashing lights) are more effective at stopping vandalism before it happens, which is critical since the AC units were previously a target.
- **Best Long-Term Strategy: Atronic** is the most "future-proof." If the POA eventually wants to move away from physical keys to a keycard/fob system for the pool and clubhouse, Atronic's panel is already designed to handle that expansion.

Recommendation: If the board is comfortable with a 5-year term, **PASS Security** provides a middle-ground upfront cost with the lowest long-term monthly overhead. If a shorter commitment is preferred, **ADT** offers the best immediate entry price.