



# LPOA Board of Directors

## MEETING DEBRIEF

November 9, 2023



LPOA & LHC Board of Directors Monthly Meetings

| Dec 14 • Jan 11 • Feb 8 | 6:30 PM at the Lakewood Oaks Clubhouse

View the official minutes from the **October** meeting by clicking here:



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### **Clubhouse Repair Update**

The General Manager updated the Board of Directors on the clubhouse repair project and insurance claim due to damages incurred last December. The Administrative Offices are up and running in their permanent location and are awaiting delivery of furniture. The lobby, main restrooms, storage area and north office space are now under construction and we hope to have construction completed and bring this claim to a close by end of 2023. This item was tabled for a December update.

### **Lakewood Bay Trash Collection Facility**

Discussion was had regarding the parcel's trash facility, and the request from parcel members that it be redesigned to become compliant with current specifications for front loading garbage trucks. The Board of Directors directed staff to work with the parcel committee to determine a feasible design that would work best for their members. The Parcel Committee has requested that staff find a way to use the existing building to reduce costs. This item was tabled to December.

### **Lakewood Shores Villas Covenant Amendment**

The parcel is requesting to go out for vote to amend their Supplemental Declarations to eliminate the parcel responsibility of maintaining irrigation systems. The Board has directed staff to organize a meeting of the parcel members to begin a draft of any proposed changes to this document. This item was tabled to December.

### **Clubhouse Deck Replacement**

The 2023 Lakewood Improvement Program (LIP) budget contained funding for deck replacement at the Lakewood Oaks Clubhouse. Staff continues to work on drawings and specifications in order to go out for competitive bids, as previously directed by the Board. This item was tabled to December.

## **Members Request for License and Easement Agreement**

Lakewood Shores members Mr. and Mrs. Beal have an existing retaining wall that encroaches on LPOA property. As the retaining wall is failing and in need of replacement, in order to obtain a Lee's Summit City Building Permit it is necessary for the Association to grant a standard License and Easement (L&E) Agreement. The Board authorized the execution of this L&E.

## **Maximum Annual Assessment**

Per LPOA's Covenants, at 1.5 X the rise in Consumer Price Index, as published by the Bureau of Labor Statistics, from July 2022 to July 2023, the Board set LPOA's Maximum Annual Assessment for 2024 at \$2,255.67 for single family homes and \$1,804.53 for multifamily homes. This represents a 4.767% allowable increase without a vote of membership.

## **Actual Annual Assessment**

The Board set the actual annual for 2024 at \$2,232.70 for single family homes, and \$1,786.16 for multifamily homes. This represents a 3.7% increase.

## **Lease Renewal for Clubhouse**

Currently, the LPOA, in 2023, leases 18,589 square feet of space from the Lakewood Holding Company at the Lakewood Oaks Clubhouse for \$30,666.66 per month. This space is used by LPOA's Administration, Food and Beverage Services, and multiple LPOA "no fee" use groups as approved by the Board. The Board discussed the recommendation of setting the 2024 rate at \$31,893.33, which is \$20.58 per square foot. The Board tabled the item to December so the Board could meet and discuss this lease further during a Board work session.

## **2024 Operating Budget**

The Board passed a motion to approve the 2024 Operating Budget as recommended jointly by the LPOA Finance and Facilities Development Committees, after modifications to 1) Increase the Lakewood Activities Committee budget to \$29,000.00, and 2) decrease the Food and Beverage Department budget for expenses to \$992,271.00. The Board directed staff to work with the Finance Committee and bring back recommendations for placement of any surplus funds to the December Board meeting.

## **2024 Lakewood Improvements Program (LIP)**

The Board passed a motion to approve the 2024 LIP Budget as recommended jointly by the LPOA Finance and Facilities Development Committees, after modifications to 1) Eliminate the proposed replacement of the 7 Acre Dock and move the budgeted \$23,100.00 into "Dock Construction", 2) Hold \$27,000 in Clubhouse A/C Replacement and 3) Eliminate \$98,000.00 in additional Pickleball Court facility costs. Staff was directed to come back in December with recommendations for placement of surplus funds.

### **Establishment of Ad Hoc Security Committee**

President Stalnaker has appointed Director Andrew Crocker as Chairperson of a newly established Ad Hoc Security Committee. Director Crocker will bring any prospective committee members to the December meeting and request ratification. Ad Hoc committees are appointed by the Board for specific projects and tasks of a non-recurring nature. The Ad Hoc Security Committee is advisory only. This committee will bring their recommendations back to the Board at the Board's March 2024 meeting.

### **Establishment of Ad Hoc Nominating Committee**

President Stalnaker has appointed Directors Dave Pettit and Kim Curran, as well as 2023 Election Committee Chairperson Barb Burns to a newly established Nominating Ad Hoc Committee. The purpose of this Ad Hoc Committee is to bring back recommendation for appointments to fill the remainder of the term vacated by Joseph Pec, former Director and LPOA Multi Family representative.

### **Enclave Parcel 2024 Parcel Maintenance and Group Services Fees**

The Board approved the Enclave's Parcel Fees to be set at \$95.00 monthly for 2024.