

LAKE POINTE



AT HARBOR VILLAGE

Dear Lake Pointe Homeowner,

The **Annual Members Meeting** will be held on **Wednesday, August 17, 2022**. The meeting will be at the Eagle Bend Yacht Harbor Clubhouse beginning at **10:00AM**. This is an important meeting for the membership. Please make every effort to attend as your input and vote is important.

If you are unable to attend the meeting, please complete and return the proxy below so we receive it no later than Monday, August 15, 2022. You must specify a specific individual to vote your proxy or it will not be counted.

Return to:

Lake Pointe Homeowners Association
PO Box 2442
Bigfork, MT 59911
Email: drobotts@westernmountains.com
FAX: 406-257-7631

Proxy for the Annual Meeting of the members of the Lake Pointe Homeowners Association meeting August 17, 2022.

The undersigned, an owner of property within Lake Pointe, hereby appoints the person indicated below, the lawful agent and proxy of the undersigned, with all the powers of substitution, to represent the undersigned at the Annual Meeting of the Lake Pointe Homeowners Association to be held on Wednesday, August 17, 2022 at 10:00AM, at the Eagle Bend Yacht Harbor Clubhouse in Bigfork, Montana and any adjournment thereof, and upon all matters properly coming before the meeting.

Proxy (do not leave blank) _____

Lake Pointe address: _____

Name: (please print) _____

Mailing Address: _____

Signature: _____ Date: _____

P.O. Box 468 ~ Bigfork, MT 59911
Phone: (406) 257-1302 ~ Fax: (406) 257-7631
drobotts@westernmountains.com

Annual Homeowners Meeting Agenda
Wednesday, August 17th, 2022
Eagle Bend Yacht Harbor Clubhouse

- **Call to Order**
- **Establishment of a Quorum**
- **Introduction of Homeowners/Lot Owners**
- **Introduction of Board of Directors**
- **Discussion of EOY 2021 Treasurers Report and Approval**
- **Presidents Report**
- **2023 Itemized Budget and Projected Annual Lot Fees for next year**
- **Election of Board of Directors**
- **Covenants Update Committee**
- **New Business**
- **Open Discussion**
- **Adjournment**

LAKE POINTE AT HARBOR VILLAGE

2022 Annual Meeting

President's Annual Report

Front Gate Area

You might have noticed earlier this year that there was quite a lot of activity in the median area of the front gates. The well we talked about last year is in that area and when we fired it up to move water to the front pond, we found we had a leak in the pit less area where the spicket was located. The riser was corroded and leaked water once we turned on the well pump. So, we had to dig down 10 feet to expose the area and plug the pit less connection. All that to install a plug that cost \$5.38. While doing that work the exit detector line was severed and the exit gate remained open until it was fixed. Finding the proper conduit was another issue for it was sometime in the past spliced using irrigation pipe as a conduit. I love this place, but I cannot believe how things have been done in the past.

Pond Operations and Irrigation:

With the above completed now we are using our own equipment to fill the pond along Holt and surely you have noticed by now that the fountain is now operational. The Center Pond level were low earlier this year but just prior to and after "Full Pool" on Flathead Lake, the rains began and the subsequent high-water levels on Flathead River gave us an abundance of water. As I write this, we have not transferred water to the Center Pond Since June 19th and the water level remains high. Depending on what soil you may have on your lot, with the level of the lake at or exceeding 2893ft MSL, and you have a crawl space, you may a problem brewing in the area below your home for the static water level in the valley remains quite high.

Earlier this year when the Center Pond levels were low, we killed the algae and removed what had accumulated on the north end of the pond. That is the good news—the bad news is we are now growing an evasive aquatic weed "Eurasian Milfoil". It seems that it is growing everywhere around us and more importantly it is present in abundance in the water hazard along Osprey #2 where we get our water for the Center Pond when we need it. So, we have researched how to treat it and found a local company (Montana Ponds) that can provide that service. That is the good news, and we are working with them to get and estimate for that service as well as aeration of the Center Pond. Longer term goal is to add fountains to the Center Pond, so to do all of this correctly, it will be necessary to add electrical service to the walk bridge area originating from the transformer adjacent to Lot 27. All the costs associated with the above, is reflected in the remainder of the 2022 Financial Forecast and the 2023

Proposed Budget. The capital budget portion for the electrical service and the installation of aeration for the Center Pond is approximately \$22,500

Architectural Control Committee Report:

The Architectural Review Committee members have been busy working with and homeowners and builders throughout the year. We've learned a lot, made some mistakes, but work to ensure that guidelines are met so that we can maintain consistency within the neighborhood. The ACC and the Board have been met with some legal challenges this year and with the support of outside legal services have had to demand that some owners/builders comply with our Design Guidelines and Covenants. Some resultant fines and monetary set asides have been instituted to guarantee compliance with what had been agreed upon in the design and construction approvals.

Street Paving Maintenance and Decorative Concrete at Entrance:

Our roads and sidewalks have been taking a beating due to the construction traffic. The entry way exit has been the worst casualty and the decorative concrete has been flaking off. To replace it now with all the heavy equipment that the road surface is experiencing does not seem currently prudent. Like the exit area of the entrance, our primary asphaltic road surface is currently just a few years away from requiring a major renovation.

To help stall any major maintenance to the asphaltic road surface our paving contractors have continued to fill cracks in the pavement that have developed in the streets. This is done to prevent water inclusions within the pavement surfaces and prevent potholes from forming.

Sidewalk Maintenance:

Same as last year--There have been various sections of the sidewalks that have experienced cracks due to truck traffic, large equipment, or frost heave. None of the sections are currently causing any tripping hazard or any apparent safety hazard. We will continue to monitor them and replace those sections once the cumulative work approaches a work order that maximizes our economic utilization of a concrete contractor's time. If they are proven to be construction related, either the parties at fault, or the HOA will renovate those areas at the contractor/owner's expense. Once we get to the point where there is economies of scale to replace sidewalk areas there are other areas that are missing sidewalks that should be included in the discussion.

Lake Pointe Website:

The HOA has built and maintained a website for quite some time now and judging from the pictures it was last updated in 2016. It was primarily used as a marketing tool in its' early phase and has evolved to a great resource and repository for the Covenants, Design Guidelines, and other important information. It needs to be updated either this year or 2023 depending on when existing construction is completed and the arial photos we can obtain during contrasting seasons. We have kicked the can on this one to 2023 and once the current

homes under construction are finished and the landscaping is in, we will re-evaluate the website.

The website can be found here: <https://www.lakepointebigfork.com>

Surrounding Areas of Concern:

Next issue is not really something inside the HOA but it is about the building along Holt which I categorize as the "Rock Quarry". We were present at the hearing earlier this year and objected to the use of the property as short term rentals. At that meeting, despite numerous objections, the owners were authorized to build two clusters of homes in that small space. There are only two water lines and 2 sewer connections that this individual is trying to make usable by connecting the structures with a small roof line and calling them one structure. Bigfork Water and Sewer currently has the second connections locked until this issue is resolved. The HOA has been encouraged to formally file individual complaints to the County Commissioners which the HOA will circulate at the Meeting on August 17th

Covenants

An area I personally want to work with a group of volunteers is the Covenants. As you are aware there are countless references to "Declarant" and "Rocky Mountain Recreational Communities" that are confusing and no longer valid. The Covenants were amended in 2007 but the changes were never blended into one Covenant Document, so we have two and there are references that are not valid today within either one. None of the areas that need clarification or modification will impose more onerous restrictions on a member's interest in the real property than those restrictions that existed when the member acquired the property. Obviously, there are some legal issues that may arise with such an effort, but we can cross that bridge when we get there. There is no other stimulant to attempt to do such a thing than to make the existing Covenants more user friendly.

Financial Report: As per the requirements of the Covenants a Copy of the End of Year 2021 Financials are attached for your review. There will be a motion to approve this document at the Annual Meeting. The cumulative financial report through June 2022 is also attached in the package for your review.

2023 Proposed Budget and Quarterly Dues Recommendation: The Budget forecast for 2023 is attached in the package of information. We are slowly building a reserve for future maintenance issues that we know will be arising soon.

Lake Pointe Homeowner Association
Balance Sheet
As of December 31, 2021

	<u>Dec 31, 21</u>
ASSETS	
Current Assets	
Checking/Savings	
RMB Capital Improvement	128,545.35
RMB Checking	10,040.99
RMB Savings	149,059.16
Total Checking/Savings	<u>287,645.50</u>
Accounts Receivable	
Accounts Receivable	-5,817.00
Total Accounts Receivable	<u>-5,817.00</u>
Other Current Assets	
Undeposited Funds	1,625.00
Total Other Current Assets	<u>1,625.00</u>
Total Current Assets	<u>283,453.50</u>
TOTAL ASSETS	<u>283,453.50</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	600.00
Total Accounts Payable	<u>600.00</u>
Other Current Liabilities	
Architectural Deposits	43,000.00
Total Other Current Liabilities	<u>43,000.00</u>
Total Current Liabilities	<u>43,600.00</u>
Total Liabilities	43,600.00
Equity	
Retained Earnings	209,849.08
Net Income	30,004.42
Total Equity	<u>239,853.50</u>
TOTAL LIABILITIES & EQUITY	<u>283,453.50</u>

7:07 AM

07/09/22

Accrual Basis

Lake Pointe Homeowner Association
Profit & Loss by Class
 January through December 2021

	Operating Fund	Capital Improvements Fund	Reserve Maintenance Fund	TOTAL
Income				
Construction Fines	1,100.00	0.00	4,450.00	5,550.00
Architectural Deposit Fee	6,500.00	0.00	0.00	6,500.00
FEC Capital Credit Refund	81.60	0.00	0.00	81.60
Association Dues	31,443.06	0.00	0.00	31,443.06
Cap Improvements Contribution	0.00	19,329.75	0.00	19,329.75
Reserve Contribution	0.00	0.00	13,152.19	13,152.19
Design Review Fee	5,750.00	0.00	0.00	5,750.00
Gate Clicker	750.00	0.00	0.00	750.00
Interest Income (RMB)	85.08	0.00	0.00	85.08
Transfer Fee - Resale	5,520.00	0.00	0.00	5,520.00
Total Income	51,229.74	19,329.75	17,602.19	88,161.68
Gross Profit	51,229.74	19,329.75	17,602.19	88,161.68
Expense				
Taxes	93.00	0.00	0.00	93.00
General & Administrative				
Annual Report Filing Fee	20.00	0.00	0.00	20.00
Bank Service Charge	7.50	0.00	0.00	7.50
Business Manager	6,000.00	0.00	0.00	6,000.00
Insurance				
General Liability & Property	2,478.00	0.00	0.00	2,478.00
Total Insurance	2,478.00	0.00	0.00	2,478.00
Postage	928.30	0.00	0.00	928.30
Professional Fees				
Architectural Review	500.00	0.00	0.00	500.00
Accountant	160.00	0.00	0.00	160.00
Legal Fees	1,161.00	0.00	0.00	1,161.00
Total Professional Fees	1,821.00	0.00	0.00	1,821.00
Website Development/Maintenance	934.68	0.00	0.00	934.68
General & Administrative - Other	100.00	0.00	0.00	100.00
Total General & Administrative	12,289.48	0.00	0.00	12,289.48
Grounds Repairs & Maintenance				
Gate, Sign & Bridge Maint & Rep				
Cellular Subscription	523.40	0.00	0.00	523.40
Gate, Sign & Bridge Maint & Rep - Other	5,119.00	0.00	0.00	5,119.00
Total Gate, Sign & Bridge Maint & Rep	5,642.40	0.00	0.00	5,642.40
Miscellaneous	465.75	0.00	0.00	465.75
Utilities				
Electric	1,608.60	0.00	0.00	1,608.60
Total Utilities	1,608.60	0.00	0.00	1,608.60
Ponds				
Chemicals for Weed Control	2,527.50	0.00	0.00	2,527.50
Pump Maintenance				
Supplies	3,483.80	0.00	0.00	3,483.80
Labor	1,000.00	0.00	0.00	1,000.00
Pump Maintenance - Other	150.50	0.00	0.00	150.50
Total Pump Maintenance	4,634.30	0.00	0.00	4,634.30
Total Ponds	7,161.80	0.00	0.00	7,161.80
Vacant Lot Maintenance				
Mowing	4,550.00	0.00	0.00	4,550.00
Spraying	1,404.00	0.00	0.00	1,404.00
Total Vacant Lot Maintenance	5,954.00	0.00	0.00	5,954.00
Total Grounds Repairs & Maintenance	20,832.55	0.00	0.00	20,832.55
Landscape Repairs & Maintenance				
Irrigation Repairs	1,400.00	0.00	0.00	1,400.00
Landscape Maintenance				
Flower Bed Maintenance	2,290.00	0.00	0.00	2,290.00
Supplies	1,107.23	0.00	0.00	1,107.23
Landscape Maintenance - Other	10,500.00	0.00	0.00	10,500.00
Total Landscape Maintenance	13,897.23	0.00	0.00	13,897.23
Tree Maintenance	3,630.00	0.00	0.00	3,630.00
Total Landscape Repairs & Maintenance	18,927.23	0.00	0.00	18,927.23

7:07 AM

07/09/22

Accrual Basis

Lake Pointe Homeowner Association
Profit & Loss by Class
January through December 2021

	Operating Fund	Capital Improvements Fund	Reserve Maintenance Fund	TOTAL
Road Repairs & Maintenance				
Crack Sealing	3,990.00	0.00	0.00	3,990.00
Snow Removal	1,725.00	0.00	0.00	1,725.00
Street Sweeping	300.00	0.00	0.00	300.00
Total Road Repairs & Maintenance	6,015.00	0.00	0.00	6,015.00
Total Expense	58,157.26	0.00	0.00	58,157.26
Net Income	-6,927.52	19,329.75	17,602.19	30,004.42

7:11 AM
07/09/22
Accrual Basis

Lake Pointe Homeowner Association
Balance Sheet
As of June 30, 2022

	<u>Jun 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
RMB Capital Improvement	128,827.73
RMB Checking	19,140.24
RMB Savings	157,923.46
Total Checking/Savings	<u>305,891.43</u>
Accounts Receivable	
Accounts Receivable	-5,700.00
Total Accounts Receivable	<u>-5,700.00</u>
Total Current Assets	<u>300,191.43</u>
TOTAL ASSETS	<u>300,191.43</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	380.58
Total Accounts Payable	<u>380.58</u>
Other Current Liabilities	
Architectural Deposits	46,500.00
Total Other Current Liabilities	<u>46,500.00</u>
Total Current Liabilities	<u>46,880.58</u>
Total Liabilities	46,880.58
Equity	
Retained Earnings	239,853.50
Net Income	13,457.35
Total Equity	<u>253,310.85</u>
TOTAL LIABILITIES & EQUITY	<u>300,191.43</u>

Lake Pointe Homeowner Association Profit & Loss by Class

January through June 2022

	Operating Fund	Capital Improvements Fund	Reserve Maintenance Fund	TOTAL
Income				
Construction Fines	850.00	0.00	0.00	850.00
Architectural Deposit Fee	1,000.00	0.00	0.00	1,000.00
Other Income	4,300.00	0.00	0.00	4,300.00
Association Dues	15,500.10	0.00	0.00	15,500.10
Cap Improvements Contribution	0.00	9,528.75	0.00	9,528.75
Reserve Contribution	0.00	0.00	9,096.15	9,096.15
Gate Clicker	360.00	0.00	0.00	360.00
Interest Income (RMB)	289.18	0.00	0.00	289.18
Transfer Fee - Resale	720.00	0.00	0.00	720.00
Total Income	23,019.28	9,528.75	9,096.15	41,644.18
Gross Profit	23,019.28	9,528.75	9,096.15	41,644.18
Expense				
General & Administrative				
Annual Report Filing Fee	20.00	0.00	0.00	20.00
Bank Service Charge	5.50	0.00	0.00	5.50
Business Manager	3,000.00	0.00	0.00	3,000.00
Insurance				
General Liability & Property	2,952.00	0.00	0.00	2,952.00
Total Insurance	2,952.00	0.00	0.00	2,952.00
Postage	184.20	0.00	0.00	184.20
Professional Fees				
Architectural Review	300.00	0.00	0.00	300.00
Accountant	160.00	0.00	0.00	160.00
Legal Fees	2,360.00	0.00	0.00	2,360.00
Total Professional Fees	2,820.00	0.00	0.00	2,820.00
Total General & Administrative	8,981.70	0.00	0.00	8,981.70
Grounds Repairs & Maintenance				
Gate, Sign & Bridge Maint & Rep				
Cellular Subscription	263.70	0.00	0.00	263.70
Gate, Sign & Bridge Maint & Rep - Other	822.99	0.00	0.00	822.99
Total Gate, Sign & Bridge Maint & Rep	1,086.69	0.00	0.00	1,086.69
Utilities				
Electric	890.00	0.00	0.00	890.00
Total Utilities	890.00	0.00	0.00	890.00
Ponds				
Pump Maintenance				
Supplies	5.58	0.00	0.00	5.58
Labor	375.00	0.00	0.00	375.00
Pump Maintenance - Other	279.61	0.00	0.00	279.61
Total Pump Maintenance	660.19	0.00	0.00	660.19
Weed Control	510.00	0.00	0.00	510.00
Total Ponds	1,170.19	0.00	0.00	1,170.19
Vacant Lot Maintenance				
Mowing	1,170.00	0.00	0.00	1,170.00
Total Vacant Lot Maintenance	1,170.00	0.00	0.00	1,170.00
Total Grounds Repairs & Maintenance	4,316.88	0.00	0.00	4,316.88
Landscape Repairs & Maintenance				
Irrigation Repairs	1,288.50	0.00	0.00	1,288.50
Irrigation Start Up/Shut Down	479.75	0.00	0.00	479.75
Landscape Maintenance	5,175.00	0.00	0.00	5,175.00
Tree Maintenance	2,615.00	0.00	0.00	2,615.00
Total Landscape Repairs & Maintenance	9,558.25	0.00	0.00	9,558.25
Road Repairs & Maintenance				
Sanding	100.00	0.00	0.00	100.00
Crack Sealing	4,430.00	0.00	0.00	4,430.00
Snow Removal	800.00	0.00	0.00	800.00
Total Road Repairs & Maintenance	5,330.00	0.00	0.00	5,330.00
Total Expense	28,186.83	0.00	0.00	28,186.83
Net Income	-5,167.55	9,528.75	9,096.15	13,457.35

Lake Pointe Homeowner Association
 2023 Budget Profit Loss by Class
 January through December 2023

	<u>Operating Fund</u>
Income	
Construction Fines	0.00
Architectural Deposit Fee	0.00
FEC Capital Credit Refund	81.60
Association Dues	67,600.00
Cap Improvements Contribution	0.00
Reserve Contribution	0.00
Design Review Fee	0.00
Gate Clicker	0.00
Interest Income (RMB)	85.08
Transfer Fee - Resale	0.00
Total Income	<u>67,766.68</u>
Gross Profit	67,766.68
Expense	
Taxes	93.00
General & Administrative	
Annual Report Filing Fee	20.00
Bank Service Charge	10.00
Business Manager	6,000.00
Insurance	
General Liability & Property	2,700.00
Total General Admin	<u>8,823.00</u>
Postage	1,100.00
Professional Fees	
Architectural Review	500.00
Accountant	200.00
Legal Fees	1,200.00
Total Professional Fees	<u>3,000.00</u>
Website Development/Maintenance	1,000.00
General & Administrative - Other	200.00
Total General & Administrative	
Grounds Repairs & Maintenance	
Gate, Sign & Bridge Maint & Rep	
Cellular Subscription	575.00
Gate, Sign & Bridge Maint & Rep - Other	6,500.00
Total Gate, Sign & Bridge Maint & Rep	<u>7,075.00</u>
Miscellaneous	750.00
Utilities	
Electric	1,750.00
Total Utilities	<u>2,500.00</u>
Ponds	
Chemicals for Weed Control	4,650.00
Pump Maintenance	
Supplies	3,500.00
Labor	1,000.00
Pump Maintenance - Other	160.00
Total Pump Maintenance	<u>4,660.00</u>
Total Ponds	9,310.00
Eurasian Milfoil Control	
Weed /abatement	9,030.00
Spraying	1,500.00
Total Milfoil Weed Control	<u>10,530.00</u>
Total Grounds Repairs & Maintenance	30,165.00
Landscape Repairs & Maintenance	
Irrigation Repairs	1,400.00

Lake Pointe Homeowner Association
2023 Budget Profit Loss by Class
January through December 2023

	<u>Operating Fund</u>
Landscape Maintenance	
Flower Bed Maintenance	2,400.00
Supplies	1,500.00
Landscape Maintenance - Other	10,500.00
Total Landscape Maintenance	<u>15,800.00</u>
Tree Maintenance	3,900.00
Total Landscape Repairs & Maintenance	<u>19,700.00</u>
Road Repairs & Maintenance	
Crack Sealing	4,100.00
Snow Removal	2,000.00
Street Sweeping	300.00
Total Road Repairs & Maintenance	<u>6,400.00</u>
Total Expense	<u>68,538.00</u>
Net Income	<u><u>-771.32</u></u>

Proposed Increase to \$350/Quarter a < 8% increase