

# LAKE GENEVA PROPERTY OWNERS ASSOCIATION

## Notice of Annual Meeting

The Annual Meeting of the general membership of the Lake Geneva Property Owners Association, Inc. (LGPOA) will be held Wednesday March 11, 2026, at 7:00 pm. The meeting will be held at the DeWitt Middle School (old Junior High) in the Media Center (Library). Please use door #49 to enter the building. The meeting will recap the results and events of the 2025 – 2026 Association year, ending February 28, 2026, and the issues and concerns the Board plans to address in the coming 2026 – 2027 Association year.

The Association's 2025 – 2026 fiscal year operations have given rise to an operating loss. Current expenditures exceed the collected revenue by approximately \$11,000 and has required the Board to employ Association reserves to cover the deficit. The current annual dues and assessments of \$200 per member lot along with the Association's spendable reserves are insufficient to support the operating costs associated with the current level of services provided and generate an adequate amount of reserves necessary to complete the required maintenance, replacement and improvements anticipated in the coming fiscal years. Therefore, a proposal to increase annual dues and assessments from \$200 to \$250 will be on the agenda. In addition, an election will be held to fill three expiring positions on the LGPOA Board of Directors. If you are interested in serving as an Association Board member or if you have a topic for discussion you would like added to the meeting's agenda, please call or email Board President Chadd Smith at (517) 290-1881 or [chadd@lansingcamera.com](mailto:chadd@lansingcamera.com)

Enclosed with this notice is a schedule presenting the Cash Basis Revenue and Operating Expenditures for the past three Association fiscal years and two Board Approved Budgets of Revenue and Operating Expenditures for the upcoming 2026 – 2027 Association fiscal year (one without the dues increase and one reflecting the dues increase). Please take some time to review the accompanying financial information prior to the Annual Meeting.

The Board would also like to encourage any members who have not yet signed up to receive email communications from the Association to please do so. It is anticipated that future newsletters and communication from the Board will be digital and will take place via email. The Board does not want you miss out on any important information or timely updates. You can sign up using the following website: <http://eepurl.com/ha0hbn>

Please join us at the DeWitt Middle School on March 11<sup>th</sup>.

Board of Directors

Lake Geneva Property Owners Association  
P.O. Box 356  
DeWitt, MI 48820