

Lakewood Meadows HOA Annual Meeting

Meeting took place via Zoom online format on Jan 18, 2021 @ 19:00 hrs

Minutes of Meeting recorded by HOA Board Secretary Tom Missig

Meeting was attended by HOA Board as well as 27 other members of the community.

Election Results were discussed by Kathy Hitchcock.

- A thank you to Bob Cownie for facilitating a valid election using Election Buddy
- Jennifer Mander will be taking over as Treasurer
- Tom Missig will be taking over as Secretary

A Review of 2020 was discussed by Kathy Hitchcock:

An unpredictable year, but ended up with \$2,000 surplus to be transferred to savings. Kathy/ Wendy both discussed how we saved money due to fewer lawn care expenses. There was a budget for 21 mows, but only had 15 mows required. The price per mow is \$871 per week when a mow is required. Cash on hand at end of 2020 was \$65K.

The meeting moved on to discuss individual committee goals for 2021.

- **Trails Committee** discussed by Larry DeClerck/ Andy Gajewski
Plans to put a small shelter above the crossover trail closest to Middle Cheshire Rd. They also plan to keep the trails in great shape and continue with upkeep.
- **Trees Committee** discussed by Lisa Bishop
There are no new plantings planned. They will be working with the town to replace around 11 trees throughout the neighborhood. Tree trimming will be continued. The ash trees on Sammy's way to be taken down.
- **Beautification Committee** discussed by Kathy for Cindy Nealon
The committee is open for new members. Looking to plant more perennials during the coming year.
- **Playground Committee** was discussed by Andy Gajewski
They started work on the hill, to finish up the sledding hill. There is an embankment slide to be installed, it is already on hand. There is a plan for 1 or 2 new pieces of equipment to be added. They will be adding more black edging around mulched areas. They will be remodeling the fort on top of the hill with a climbing wall as well as a slide. They are hoping to have all tasks completed by mid-summer. They wanted to make it clear just how much they appreciated all of the hard work from volunteers last year.
- **Social Committee** plans discussed by Christa Reinhart
She first plans to be flexible, given the uncertainties due to COVID-19. This means to decide on either virtual or in person events. They would like to do something for Easter (virtual hunt or similar), a summer slip and slide or winter

sledding event were also discussed. If enough residents are interested, there will be a potential repeat of summer garage sale. They also plan to host another Fall Festival.

- **Mowing Committee** was discussed by Jeff Bauman
2021 concludes a two-year contract with Procutters. They need to try to figure out who is responsible for the retention ponds throughout the neighborhood and how they will deal with their required maintenance. It was also discussed what to do with the fields, the recommendation is that the fields do get mowed to remove unwanted tree growth and weeds. If neighbors do have strong feelings about it, drop Jeff an e-mail or send an e-mail to the Lakewood Meadows HOA and they will be forwarded to Jeff.
- **Landscaping Committee** was discussed by Andy Gajewski
They plan to continue taking care of the circles in the area on Sammys Way, Charing Cross and Upper Riley's Run. They would like to look into the idea of someone from the neighborhood handling the landscaping moving forward and pay them \$20-25/hr. This would alleviate some of the workload from Andy as well as help to have someone take more ownership over their appearances. If we don't find anyone, need to budget for it in the future. The HOA has no direct employees, but if more than \$600 is earned by this person, a 1099 needs to be generated.

The meeting moved on to the presentation of 2021 budget. We expect to come in under budget due to fewer trips to mow, there was a \$500 donation towards playground, expected pay off of home liens, and possibly less funding needed for playground. Kathy had asked all committee members to submit a budget at the end of the 3rd quarter of last year. Discussed plans to purchase two more pieces of playground equipment. Once the trail plans are completed and playground is done, we will be looking to transition primarily into maintenance. 4 K in 2021 earmarked for tree replacement.

HOA Board Goals for 2021 will be to finish the playground and work on the creation of a potential bike trail. We would like to install the bike trail between the playground and the new townhouses, the land is owned by Morrell. There will need to be signage installed at the Lower Riley's facilities as well as the bike trails to make it clear that these facilities are for the use of Lakewood Meadows residents and their guests only. Signs will also need to stipulate that all necessary safety equipment should be worn when utilizing facilities especially the bike trail. Rich West has volunteered to assist with the creation of all required signs. Thanks Rich!

A long discussion was had over the need to develop rules and regulations regarding the use of facilities, as well as enforcing penalties for restrictive covenant infractions. These Issues are becoming more frequent as neighborhood homes turn over. The HOA is under CPS-7 guidelines.

We do have the ability in our bylaws to create rules and regulations. Do we want to enforce penalties?? Neighbors weighed in to congratulate the committees as well as bring up issues they believe need addressed. 1) Can we require a-certain level of basic landscaping and yard upkeep? 2) More and more boats in driveways. Weeks on end/whole summer. These things raise a concern about how they are affecting property values. 3) Commercial Vehicles parked in driveways was also an issue. It was brought up that people who join the neighborhood ALREADY received bylaws/ covenants when they moved in. The welcoming committee delivers these covenants to each homeowner. It was discussed whether there are people willing to form a committee to enforce the bylaws and enforce penalties.

The meeting then moved on to future plans for the maintenance Shed across from the park and the "Road to Nowhere". Do we want to acquire ownership of this road, or leave it for Morrell. We wanted use of the fire hydrant at the end of the road as well as allowing access to a potential bike trail. Morrell will not abandon the maintenance shed until all development is completed. At that point HOA needs to make a decision what to do: Sell it? Leave it Vacant? Knock it down? Will send a request to Morrell for them to upgrade the appearance of the shed property. The fence is in bad shape around the shed and the interior needs some upkeep.

The conversation was then opened up for community members to bring up anything they would like to discuss. Bob Cownie wanted to express his hanks for the info on the budget as well as thank the new HOA board members for volunteering. Susan Attia wanted to know who is responsible for keeping the ponds clean? The ponds for our area are town maintained. The pond on Lower Riley, it is Canandaigua's responsibility. Since 2017 any new ponds created, the HOA is responsible. Gail T mentioned that the Gazebo needs a paint job. Andy mentioned that there is trim at the bottom that needs replaced. Next year for sure we will be addressing it. The last thing discussed was that at least three volunteers spoke up to form a committee to enforce neighborhood bylaws/covenants non-compliance. - Denise Shulman, Bill Trainer, Jen Mander volunteered to be a part of this committee.

Meeting adjourned @ 20:30.