

# Lakewood Meadows Homeowners Association, Inc. Minutes

May 1, 2017 6:00 pm at the Quincy Model

## Secretary's Minutes

Minutes from January 17, 2017 were reviewed and a motion made, seconded and approved as written.

## Treasurer's Report

Bob reported that as of May 1, 2017, the 2017 budget total is \$44,400. (Expenditures \$4656.40; revenues (dues) \$41,340.48.) CNB balances are: Checking \$40,461.56; Savings \$20,005.48, and CD \$10,093.40.

## Old Business

### Town's request to take down triangles on Whitecliff roundabout

All agreed the Whitecliff traffic circle is a problem for snowplows.

**ACTION:** Kyle will gain the information from Jim Fletcher and report back to the Board.

### Quincy Circle Sink Hole

Some repairs were done on the southwest corner of Quincy, but it looks like there are still problems.

**ACTION:** The Board felt it was a town concern and Gail will contact Jim Fletcher about further sinkage and let the town handle Morrell if necessary.

### Lighting District

At this time, the Board is tabling this.

### Lower Riley's Run concerns

The Director of Development has been made aware of the deficiencies and the Board expects Morrell to fix the issues that have been noted (see January meeting minutes).

### Gazebo Repairs

Kyle met with Andy and it was determined repairs are needed to be made to the playground gazebo.

**ACTION:** Kyle and Lisa will get estimates and the Board will decide who will make repairs.

The gazebo on Riley's needs to be checked and a determination made if that needs repair too.

## New Business

### Trees

The Board agreed to replace a tree at beginning of lower woodland trail with a cap of \$70. The Board approved planting spruce trees on the south west corner of St. James and to mow the area of long grass. Replacing trees at "gazebo park" will be tabled for now and see what things look like later.

**ACTION:** Gail will check with Dawn B. about the tree replacement by the trail head.

Lisa would take care of the trees to be planted on the corner in the fall, and inform Andy that that corner needs to be added to the mowing for 2018. Gail will get a couple of quotes about Quincy tree removal.

### Quincy Edging

Monies were allocated for fixing the edges along Quincy with a cap of \$900. 12 yards of topsoil were requested to allow to have some of the dirt used by other areas as determined by Lisa.

**ACTION:** Gail would contact Andy who would consult with Jim Wright. 12 yards of dirt was requested.

### Insurance

**ACTION:** Gail will check with Erie as to the current policy and get a quote for adding Workman's Comp.

### Benches

The Board thought that the benches should be secured.

**ACTION:** The **Tudman's** will experiment with a way to make the Quincy bench secured. If it works, they will report to the Board for permission to buy more materials for the other 2 benches.

#### **Striping machine**

**ACTION:** **Lisa** will check back with those at the maintenance shed to see if they located the machine.

#### **Playground**

**ACTION:** **Lisa** and Scott Volpe will take care of the soccer nets. **Lisa** will continue to post a schedule of those requesting use of the fields in the box at the playground. **Kyle** will work with Andy to put the cement pad at the top of the slide. The Board will put the idea of adding to the playground as a possible long term project. **Kyle** will look into Survey Monkey to gather information from the residents as to ideas they would like to be done for the community, including the playground.

#### **Report from of dues committee**

Nine households have not paid this year's assessments.

**ACTION:** **Lisa** will continue monitoring. Those still owing will be sent a letter on June 1st informing them that a lien will be placed between July 2- 10. **Lisa** will get the names and paperwork to **Kyle** who will record the liens. If anyone does not pay the added late fees/interest, it will be treated in the same way with the placing of a lien for those fees (after being notified of that action).

#### **Reports from other committees**

Only report was from Andy that he was pleased with the work of Perennial.

#### **Declaration/By-Laws Committee**

Gail reported on the progress of the committee and that the outcome is to create a revised version of the documents that are user friendly. It was approved she could purchase an ink cartridge for printing purposes. The Board will not approve rewriting the total Lakewood documents using attorneys to do so.

#### **Final Decision on Policing Restrictive Covenant**

The Board does not want to become a policing agent.

**ACTION:** **Gail** would draft a letter to be sent to the community relaying the Board policy for the Restrictive Covenant violations after the sub-committee has finished their work.

#### **Marathon to be run through Lakewood Meadows**

**ACTION:** **Gail** will send a general mailing informing residents of the time and date of the race.

#### **Events**

The Board will undertake having a fall community wide event in early September.

The Board went into Executive Session to discuss a sensitive issue. Details to be discussed next meeting.

**The next meeting will be called at the end of July to be able to discuss the possible fall event**

Meeting was adjourned at 8:05 PM

Respectfully submitted by Gail Tudman, co-secretary