

Lakewood Meadows HOA Board of Directors and Committee Meeting Minutes
Oct 13, 2020 ~~ 6:30 PM ~~ Hitchcock Residence

In attendance: Kathy Hitchcock, Wendy Friedman-Kolsin, Jeff Bauman, Lisa Bishop, Larry DeClerck, Andy Gajewski, Christa Reinhart, Donna West

Kathy introduced Jeff Bauman as the new committee leader for mowing.

Wendy distributed budget information – 2020 budget vs year-to-date, and tentative figures for proposed 2021 budget.

Budget discussion ensued, with the primary topics being mowing, trees, trails, landscaping and playground.

- Mowing – Jeff Bauman
 - o Jeff submitted a narrative that has/is going to the HOA regarding field maintenance (*aka bush-hogging*) – see attached
 - Lisa can provide information to Jeff regarding what has been done in the past – which fields and how much is bush-hogged in each area
 - o There have been 11 fewer mowings so far this year due to the dry weather; thus a significant savings
 - o A couple more mowings are expected this season
 - o Any unused monies will be carried forward to 2021
- Trees – Lisa Bishop
 - o Lisa fertilized the trees herself this year vs TruGreen
 - o New trees – as well as replacements – have been planted
 - o She works with the Town when “street trees” need replacing – they remove dead trees and dig the hole for replacements
 - “Street trees” are those on homeowners’ property
 - o There are approximately 160 “street trees” ~ all other trees are the HOA’s responsibility
 - o A discussion was held as to how often a “street tree” should be replaced on the same property
 - Kathy asked Lisa to come up with a plan for the Board to review and implement

- Trails – Andy Gajewski / Larry DeClerck
 - o Andy gave a rundown of the many projects worked on this year, including but not limited to: fence posts replaced, stained steps, bridges coated, weed-whacking, mowing and trimming on certain trails, trail signs, new dock and benches, lilies in pond
 - o Unfortunately there is still damage going on, as reported by both Larry and Christa (*who recently received a note on Facebook*)
 - o For 2021 – or possibly this fall – Larry would like to see a structure over the bench at the crossover bridge; it's the last major foreseen project
 - Since the bench is in a remote area, a basic structure of 2 posts and a maintenance-free metal roof would provide some protection from rain
 - He shared a drawing of what he envisions
 - One estimate he received was too expensive, and he's waiting for another estimate
- Landscaping – Andy Gajewski
 - o Kathy asked Andy to provide a breakdown of what should be included in the "Landscaping" budget vs the "Trails" budget
- Playground – Andy Gajewski / Christa Reinhart
 - o While a majority of the work has been completed this year, it's expected to be finished next year
 - o Another piece of playground equipment is planned to be added in 2021
- Bike Trail – Steve Howie (*not present at meeting*)
 - o There has been some talk about creating a bike trail, but Kathy mentioned there is much to be sorted out before any thoughts of moving forward
- Beautification – Open
 - o Wendy has asked a particular homeowner if he/she would be interested in heading this committee
 - o If they accept, she will then advise the board and committee members
- Social – Christa Reinhart
 - o There is one more event this year – the Oct 17 Fall Festival
 - o It was unanimous that bringing back community events has been much needed; they have been well-attended
 - o Christa also maintains the HOA Facebook page; the link to it will now be included in the welcome letter to new homeowners
- Welcome – Donna West
 - o To date there have been 8 new families welcomed
 - o One new family just moved in, and will be welcomed soon
 - o There are 2 sale-pending properties; and 6 vacant lots

Other topics discussed –

- Kathy would like to formalize certain regulations, and there seems to be a need to create new policies so there is a community-wide understanding on particular issues that have been brought up ~ particularly with paying homeowners for certain work
 - While it's the Board's responsibility to discuss it in more detail, she wanted to make the committee heads aware of the situation
 - The Board can make or change rules, but if something needs to be changed or added to the by-laws, that must be voted on by the homeowners
 - The HOA does not have workers' compensation insurance, thus paying homeowners vs having volunteers becomes an issue
 - If homeowners are paid, they are considered employees
- Moving forward, Wendy will be preparing a form for committee members to complete – and submit to the treasurer for approval – before moving ahead with purchasing items that total \$200 or more
 - Since the Board is responsible for what happens in the community, they need to know in advance of any major purchases or activities
- Wendy commented that the big 2021 budget items include landscaping, mowing and the playground
- To date no one in the community has expressed interest in a 2021 Board position
 - Kathy, Cindy and Wendy are all willing to commit to another year, but not beyond 2021

The meeting adjourned at approximately 8:30 PM.

Respectfully submitted,
Donna West