

Lakewood Meadows Homeowners Association

Meeting Minutes

Jan. 21, 2020

Opening Remarks- Kathy Hitchcock

- Kathy Hitchcock thanked the 2019 Board of Officers- Marty Bognanno, Kathy Hitchcock, Wendy Friedman-Kolsin for their service.

Results of 2020 Election- Kathy Hitchcock

- Number of votes didn't meet a quorum but, that is not a typical. The group in attendance were OK with the vote.
- Introduced the 2020 Board Members and each member briefly provided a bio.
 - Kathy Hitchcock-President
 - Cindy Nealon- Secretary
 - Wendy Friedman-Kolsin- Treasurer

Financial Report- Wendy Friedman-Kolsin

- Wendy reviewed the financial report for 2019. She reported that there was \$5178.34 net surplus in 2019 and \$46,356 in the bank in reserves.
- Wendy also reported that there is a total of 163 homes in the sub-division.
- Wendy presented the 2020 proposed budget.

Committee Reports

Beautification- Dawn Borgeest

- The committee maintains the gardens in the common area
- Convert the annuals in the gardens to perennials
- There was a special project planting a new flower bed on St. James Parkway in 2019
- The committee typically chooses plants based that are deer resistant

Trails- Andy Gajewski and Larry De Clerk

- Andy and Larry have 8-10 volunteers who work with them on maintaining the trails
- The bridge near the new townhouses has been completed

- The plan for next year includes a small deck on the Upper Pond Trail, board walk on Upper Trail, and benches (the committee constructs their own benches to save on cost)

Trees- Lisa Bishop

- A discussion concerning ownership of the trees on the street. Lisa reported that it was the homeowner's responsibility to care for the trees. Susan Attia will provide this information in the newsletter
- 360 trees are inventoried in Lakewood Meadows
- Lisa and Andy will fertilize the trees in 2020
- Last year trees were replaced on Whitecliff

Dues Collection- Ellen Trainer

- Letters to homeowners have been mailed.
- Due collection has started. Ellen tracks who has paid.
- Dues need to be paid by February. Those late is assessed a \$6 late fee. A second notice is mailed mid-March with accruing interest at the end of each month. Homeowners dues are considered delinquent after 6/1 and the process to place a lien will start after 6/1.

Welcome- Donna West

- Welcomed 16 new families in 2019
- There are only 6 lots left in the subdivision

Newsletter- Susan Attia

- Newsletter will be published on a quarterly basis.
- Please provide Susan with submissions and ideas to be included in the newsletter

Web- Dave Tudman was not present

Landscaping Liason- Andy Gajewski

- Pro Cutter mowed the required areas with good reports. They have been hired for a 2-year contract.
- Mulching will be as normal
- There will be one fertilizing this year. Homeowners will be notified prior to the fertilizing
- Playground improvements. This is the largest ticket item in the 2020 budget.
- For safety, the rocks in the playground will be sold. \$25- small; \$50-medium; \$75- large

Event Planning- Christa Reinhart

- Christa reported there was a community walk on Jan 1st with poor attendance
- The group brainstormed additional ideas: Easter Egg Hunt, yard sale, round robin where neighborhoods go from home-to-home to encourage neighborhood harmony, scavenger hunt, Christmas in July; etc.

Playground- Christa Reinhart

- Add a 4 person see-saw in 2020 and a new piece of equipment will be added every year.
- It was suggested that grants may be available to improve the playground.

Maintenance Shed- Kathy Hitchcock led the discussion

- The HOA has owned the Maintenance Shed since 2006 and Morrell has paid the taxes for the Maintenance Shed until now.
- The Maintenance Shed is appraised at \$21,400 and the yearly taxes are \$585.
- Kathy provided some options:
 - Do nothing
 - Tear it down and revert the property back to nature
 - Tear it down and become another beautification project
 - Rent the shed to house campers, boats, etc
 - A fence around the shed is considered hideous
 - Community center- This option is not possible because our HOA is incorporated with CPS-7 treatment, which does not allow for ownership of property requiring maintenance, or with H/VAC systems.
- A committee needs to be formed to study options.
- The HOA officers need to meet with Morrell to find out the details.