

Lakewood Meadows Board Meeting April 17, 2019

Marty Bognanno, Kathy Hitchcock, Wendy Friedman Kolsin,
Andy Gajewski, Lisa Bishop

The Board meeting was called to order at 7:00 pm at the home of Kathy Hitchcock. Andy Gajewski and Lisa Bishop were in attendance to discuss landscaping and playground enhancements.

1. Website contacts: Several questions were shared for discussion:
 - Field reservations – Kathy to keep track of requests.
 - Soccer Nets – Marty will be sure that they are ready for use by 5/20
 - Drainage question in the meadow between Sammy's Way and White Cliff Dr. – Marty will forward issue to Jim Fletcher at the town.
 - Request for funding for plantings in the vacant space at the corner of St. James and White Cliff – \$2,200 approved as part of 2019 HOA Parcels budget.
 - Question about email to Town Board from the Cottages at Lakewood Meadows HOA – not from Lakewood Meadows HOA.
2. Dues:
 - The HOA received a check for \$2,472 from a delinquent account.
 - Six homeowners have not paid their 2019 dues. Lisa will send a certified final bill before placing a lien on the properties.
3. Mowing and Spring Cleanup:
 - We will hire Pro-Cutters Lawn and Landscape this year for a cost of \$860 per mowing. (last year Perennial charged \$910).
 - Mowing is requested for a day other than Monday to avoid holidays
 - An effort will be made to reduce the area to be mowed and to minimize weed treatments to reduce environmental impact and control costs.
 - Garden bed edges mostly repaired and mulching will begin in May.
 - Street trees will be fertilized as an HOA expense to avoid the expense of replacing them if they die.
 - The board requested a Certificate of Insurance from any contractors.
 - Wendy will investigate the need and cost of obtaining a Workman's Compensation policy to cover other occasional workers.
4. Trails:
 - Work will continue on the Pond Trail and the Crossover Trail.

- Morrell pledged \$4,000 to pay for the construction of a new bridge to link trails to the town houses.

5. Survey:

- 76 homeowners responded and some new volunteers were identified.
- The percentage of homeowners who have used the amenities are as follows: Trails 87%, Events 83%, Playground 65%, Pavilion 51%, full size basketball hoop 51%, current BB hoop 35%, Pickle ball courts 33%, Bocce ball courts 25%.
- Listed in order of importance from 0 to 100: Mowing and maintenance of common areas 90, Landscaping and trees 84, Gardens 80, Trails 78, Pavilions 51, Social events 50, Playground 49, Lower Riley's facilities 39.

6. New Projects: After meeting with landscape architects to evaluate the playground, Lisa and Andy made the following recommendations to the board:

- The existing large rocks are labor intensive for trimming and the surrounding soil has eroded, causing hazardous gaps. We will remove the rocks behind the playground and grade the hillside, trying to sell the rocks.
- Develop a parking area next to the "road to nowhere" to eliminate parking on the circle, which is dangerous to pedestrians and drivers. After discussing possible impact to adjacent neighbors, we decided to initially mow the area and demark with rocks or a split rail fence. We may lay down gravel at a future time.
- The basketball hoop needs to be straightened and the board decided to extend and stripe a regulation half size court.
- Swing area: We will order rubber mats to eliminate mud and ruts below the swings and purchase a new baby swing with shoulder restraints.
- The bulletin board in the playground area will be removed.
- The fire pit will also be removed due to lack of use.
- Install bike racks if the budget allows

7. Trees:

- The town will remove some dead trees
- The board approved spending \$1,000 from the delinquent dues payment to replace some trees and purchase some pine trees

8. Social Event: Wendy may plan a social event to highlight the upgrades.

Submitted by Kathy Hitchcock, HOA Secretary