

Lakewood Meadows HOA Board Meeting Agenda

April 17, 2024

Start: 7:04

Adjourn: 8:06

Finance Update

- Dues and Tax Returns, etc: 8 people unpaid. Certified letters will be sent out to anyone with outstanding dues at the end of the April.
- Taxes done and filed. Website, insurance, property taxes paid.

Split Rail Fence (along Middle Cheshire; at Whitecliff entrance)

- Officially voted to proceed with Rob removing the fencing along middle Cheshire and lower Riley's run.
- To do: Let Greg know that we're taking those down, if he wants any for trails we can set some aside for improvements or replacements. First right of refusal, timeline TBD but will keep posted, let us know by end of month.
- Rob Shafer submitted requested quote; includes disposal, clean up, and fence near lower Rileys Run Park - \$1,200.
- Rob has *not* included soil cost to fill holes; he is optimistic that the holes will fill in on their own, given wet conditions of soil. A few options: we can ask him to include soil and labor to fill the holes now and do it all at the same time; we can wait and see and either hire him to fill or get a load of dirt and some volunteers to fill the holes.
- We will plant trees in the fall; a more optimal time for planting; this assumes budget allows, we can assess later this year once we complete other projects, etc.
- Rob did share that the rails at the entry are rotten and he highly recommends that we not leave them at the entry; planting and stone pillar denote entry nicely and fence is really not needed.

Next steps:

1. Board approves work as noted above
2. We need to connect with Greg and Larry; advise them of the availability of rails to replace rotten rails at trail heads. They can advise us how many they would like salvaged; we will then advise Rob.
3. Dawn will schedule work with Rob and draft a note to be sent to residents so that they are aware of the work

Gazebo

- We have accepted the quote submitted by Andy G.

- We need to obtain a permit before work commences (work with Mike Murphy in the code enforcement department) I believe Andy has already had a convo with Mike, but need to check.
- Mike will review the work once complete to give us final approval.
- We need someone to coordinate this project with date with Andy
- Establish date (a date range is fine, given weather, etc.); ideally, we can do this at the same time we're firming details for fence so that we can send one note to residents.

Tree Inventory

- To do: send email with Sawyer and Rob cc Dawn.
- Dawn has contacted Russ at Cornell's Cooperative Extension. We will be conducting an inventory of trees on HOA property (ash in particular) that need topping or removal if they threaten private property. Jenn (landscaping) and Rob will join Dawn if available. She will be presenting a summary of the inventory to fellow board members; we will then need to get quotes for the work needed to be done.
- Dawn will draft message for Wes to send to residents advising them of the date and asking that they send an email in advance if there are any trees on HOA property that are at risk to their property. To my eye, this will be residents on the south side of Quincy and Beacon Hill, east end of E. Ruskin, west side of mid Riley's Run. Any others?

Storage Barn

- Dawn looking into cost for removal. We have a lead on someone to remove the cement.
- Plant Trees and Grass, specifics TBD.
- Our HOA is free to find an "entity" such as Rufus Shirk to remove the building. Whomever we do get, they will need to be insured, and they will need to request the demolition permit from the Town.

Key Process Steps:

- Disconnect water - Send a letter to Jim stating that water will no longer be needed at this lot and that the barn no longer needs to be connected to water service. Upon receipt of this letter, Jim will have a crew come out and do the disconnect. Dawn to send letter and send in the few weeks.
- Turn electric off. The electricity needs to be turned off. Before requesting disconnection with RG&E, we need to see if the demolition crew needs power during the demo.
- Contractor for demolition – update from Ellen re convo with Rufus. Other options?
- Concrete slab – we have a few options:
 - get our own crew to break the slab up into manageable pieces; bring pick-ups loads of it to the transfer station and deposit it at no cost.
 - have the demo company do it and they can dispose of it.

- Dawn has the name of an excavator who can quote us on removing slab and gravel and contouring the property. Important to note the contouring the property will be needed. We could do a combo of option 2 and 3, depending on demo contractor.
- Cost: TBD

Retention Ponds

- Almost all of the ponds in LWM need to be cleaned out.
- Morrell is responsible for this; has been notified by the Town to attend to them (per Jim Fletcher)
- Jim will email the pond list to Ellen so that we have a record of what Morrell is supposed to do for each pond and Morrell will advise the start date.
- Our HOA has some responsibility for long-term maintenance of our ponds. A previous HOA Board was given a Stormwater Agreement to sign. Jim will email me this agreement so we can see our specific responsibilities. Jim advised that once Morrell completes the current work and Town releases them, there shouldn't be much for us to do for quite some time.

General Updates from Town

Traffic Circle at Whitecliff - The two triangle-shaped sections on the east and west sides of the traffic circle will be removed by the town; this needs to be done to accommodate snowplows.

Tree Pruning - Several trees north of the gazebo on Riley's Run need to be trimmed so they don't encumber trucks or don't get damaged by trucks. Jim needs a contact person in our HOA so that he can advise as to the specific pruning required. Dawn will reach out to Jim; this work can be coordinated with the tree inventory we'll be conducting, which will ultimately require a tree removal company...so we can do all at one time (this is not budgeted, however).

Road Work

The town will soon begin milling and re-paving Middle Cheshire. He will announce dates on message boards, but he just wants to make us aware.

New Business

Adjournment