

## **Lakewood Meadows (LM) HOA Board Meeting Jan 9, 2019**

Marty Bognanno, Wendy Friedman-Kolsin, Kathy Hitchcock, Bob Cownie

The meeting was called to order at 6:30 pm at the home of Wendy Friedman-Kolsin. Bob Cownie attended as past treasurer to facilitate transfer to the newly elected board officers.

1. A motion was made and passed by consensus to appoint Wendy Friedman-Kolsin as Treasurer, Marty Bognanno as President, and Kathy Hitchcock as Secretary as HOA officers for the 2019 calendar year.
2. A motion was made and passed by consensus to appoint Wendy Friedman-Kolsin, Treasurer, and Bob Cownie, 2017-2018 Treasurer, as authorized agents with check signing privileges of all Lakewood Meadows accounts at Community Bank, NA. The minutes documenting such changes will be emailed to [tammy.griffin@cbna.com](mailto:tammy.griffin@cbna.com).
3. Taxes are due to be paid in February.
4. Bob and Marty reviewed key duties provided by LM residents: Lisa Bishop will mail HOA invoices before Jan 15, 2019; Ellen Trainer will pick up checks from our PO box until March 1, 2019; Donna West will continue to welcome new neighbors and provide contact information to the secretary, who will update the roster. Lisa Moore at Morrell Builders can answer any questions about new house closings.
5. Bob and Marty confirmed that two homeowners have liens on their properties for non-payment of dues. It was proposed and passed to offer a payment schedule to these homeowners to avoid accruing additional interest and penalties. Bob Cownie excused himself from the remainder of the meeting.
6. Acorn Hill: The town will not be rebuilding Acorn Hill at this time. LM residents are requesting a walkway to improve safety when walking. Marty will confer with Andy Gajewski and Larry DeClerk of the trails committee before speaking to Jim Fletcher at the Town of Canandaigua. If appropriate, a formal request will be presented to the town to create a walkway along Acorn Hill to improve the safety of pedestrians.
7. Long Term Plan for LM Assets: Lisa Bishop provided a list of LM properties: Sammys Way circle, Charing Cross circle, Whitecliff entrance including stone pillars, stamped concrete road, signage, and the field between Sammys Way and Middle Cheshire, Spruce Meadow (between Park Meadow Lane and Whitecliff), Playground area including soccer nets, balls, and basketball hoop, future

ownership of the maintenance shed property, field at the corner of Whitecliff and St. James Parkway, Acorn Hill entrance with stone pillars, Quincy circle, East Ruskin circle, Upper Rileys Run circle, Whitecliff/Rileys stone pillars, Lower Rileys Run circle with bocce courts and pickle ball courts, Lakeview Gazebo, Lower Rileys Run Gazebo, Playground Pavillion, picnic tables.

The following discussion ensued:

- The HOA is not allowed to turn the maintenance shed into a usable building with HVAC. A suggestion to ask Morrell to tear the shed down when the neighborhood is completely developed is tabled until that time in the future.
  - The board decided to survey LM residents of their current use of properties and ideas for improvement. Allocation of HOA funds will be based upon the life of assets and input from the homeowners.
  - Outside consultation may be hired to develop a depreciation schedule and expected life of the assets.
  - Fundraising may be required for significant improvements to the playground.
8. Violations of Declaration of Restricted Covenants: The board discussed some recurring violations of the restricted covenants, such as parking vehicles on common properties. The current practice is to send an email or letter to the homeowner about the violation. Neighbors are encouraged to speak to each other to resolve such issues.
9. Housekeeping.
- Marty will copy and share Gail's notes from a lawyer's review of the restricted covenants.
  - Kathy will update permissions to change the password and remove former board members' access to the shared folder.
  - Kathy will create a draft of the survey for the board's review.
  - The board will communicate through email and the next board meeting will be scheduled in early May.

Submitted by,

Kathy Hitchcock  
HOA Secretary