

## 2018 Annual HOA Meeting Minutes 12/5/2018

HOA President, Marty Bognanno, called the meeting to order at 6:30 pm. There were 29 people present, representing 21 households.

- *Acorn Hill Project:* The Town of Canandaigua is not pursuing straightening Acorn Hill at this time. Marty shared that Jim Fletcher reported that moving the utilities was more costly than budgeted by the town. Residents are encouraged to contact the town directly for any concerns.
- *Mowing:* Bids have been solicited from both Perennial and Procutters for 2019. Andy Gajewski has recommended we contract with Procutters because of problems encountered with Perennial. Last summer mowing was scheduled for Mondays, which were occasionally missed due to holidays. A different day of the week will be scheduled.
- *Weeds:* TruGreen will be hired for weed treatments and Andy Gajewski will continue as liaison. Last summer, there was only one application; next year the HOA will budget for two treatments. A suggestion was offered to request granular rather than liquid treatments.
- *Trails:* Larry DeClerek reported that the stone dust trail would remain down to Middle Cheshire Road to eventually connect with a new sidewalk. Morrell will possibly fund a bridge on the Pond Trail.
- *Planning Board:* It was reported that Scott Morrell met with the Town of Canandaigua Planning Board in October. St. James Parkway was not built to Town specifications and no further approvals for the subdivision may be considered until the road dedication from the builder to the town issue is resolved.
- *Playground:* The board is considering hiring a consultant or landscape architect to help develop a master plan for better usage and improvements to HOA owned properties, including the main playground and the corner of Whitecliff and St. James.
- *Budget:* Bob Cownie presented an update on the 2018 expenditures and a proposed 2019 budget based on 157 dues paying homes. The board's goal is to build a capital reserve fund at a minimum of twice the operating budget.
- *Committees and Board Members:* Marty thanked outgoing board members Bob Cownie (Finance) and Dawn Hess (Secretary) and committee chairpersons for their volunteer work throughout the year; Dawn Borgeest (Beautification), Andy Gajewski and Larry DeClerek (Trails), Lisa Bishop (Trees), Donna West (Welcome), Susan Attia (Newsletter), Gail and Dave Tudman (Website), and Andy Gajewski (Landscaping Liaison). Marty will continue as Board President and he introduced newly elected board members Kathy Hitchcock and Wendy Friedman-Kolsin.
- *Miscellaneous:*

- It was reported that Morrell is seeking Town approval to change the originally planned 15 cottage homes on the north side of the St. James extension into townhomes. If approved, the townhomes would not be part of our HOA.
- It was requested that the HOA complete an inventory of assets owned to compile a life estimate to budget for future replacements.
- Morrell's maintenance shed was discussed in anticipation of ownership being transferred to the HOA in the future. The shed has water and electric, but no sewer or gas. It was suggested that the HOA ask Morrell to take it down to reduce HOA expenses and liabilities in the future.
- A survey was recommended before hiring a consultant to ensure that homeowners have input to HOA priorities.

The board will meet in January and minutes will be posted on the website ([www.lakewoodmeadowshoa.com](http://www.lakewoodmeadowshoa.com)). The meeting was adjourned at 7:35 pm.

Submitted by Kathy Hitchcock, Secretary-elect