

Lakewood Meadows HomeOwners Association  
Neighborhood General Meeting 2023

Meeting Date: 4/18/23

Meeting Start: 7:03p

Meeting Adjourn: 9:23

Members Present: Jen Mander (HOA President), Greg Wichtowski (HOA Treasurer), Wes Posson (HOA Secretary), Tom & Jen Missig, Dennis Bruen, Marty Bognanno, Aaron Bishop, Barbara Hanrahan, Bob & Nanette Cownie, Charles McCausland, Donna West, Dave & Gail Tudman, Betsy Kelley, Jill Antonucci, Kathy Hitchcock, Larry DeCerk, Patty Ewin, Pete Tamburro, Richard West, Sara Beth Pich, Sarah Pelkey, Susan Attia, Yvonne Saner, Cherie & Scott Hine, Dawn Borgeest, Dale & Elaine Kirkland, two unidentifiable residents joining with their first names only.

Agenda:

1. Welcome & BOD Introductions - Jennifer Mander
2. Update from the Treasurer - Greg Wichtowski
  - a. 2022 Expenditure Review
  - b. 2023 Proposed budget
3. Landscaping Update - Jennifer Mander
4. Outline of BOD Goals and projects for 2023 - Greg Wichtowski
  - a. Townhome HOA Cooperation (Upper Woodlands, etc)
  - b. Fallow Field Mowing
  - c. Sports Fields incl. Pickleball and Bocce
  - d. Gazebo Repairs and Painting
  - e. Tree Removal
  - f. Drainage Maintenance from Upper Woodlands to Lower Woodlands
  - g. Sammys Way Drainage/Mowing Changes?
  - h. Website Improvements - Wes and Dave Tudman
  - i. Trail Maintenance, New Trail/Acorn Hill Crossing Safety
  - j. Events (Earth Day, Garage Sale, etc.)
  - k. Storage Building (cont. below)
  - l. Long term budget recommendations
5. Storage Building - Greg Wichtowski
  - a. Outline of Upcoming Steps:
    - Solicit comment at General Meeting
    - Last chance for open suggestion email
    - Compile data from past surveys, open house comments, general meeting comments, and last chance email responses
    - Evaluate top 3-4 ideas for feasibility and estimated costs (volunteers?)
    - Create Official Vote (Volunteers to help obtain 2/3 of 80% requirement)
  - b. Open Floor for comment/questions - Jen/Greg/Wes
6. Call for Volunteers/Committee Members - Jennifer Mander

- a. Painting Gazebos
  - b. Library at the park - Jill Antonucci
  - c. Storage Building Block Leaders and Cost Research Help
  - d. Other
- 7. Note from Town Supervisor Jared Simpson regarding recent Property Assessments
- 8. Open Floor
- 9. Adjourn Meeting - Jennifer Mander

Minutes:

- 1. Welcome & BOD Introductions
  - a. Review of valid elections, appointment of Wes as secretary
- 2. Update from the Treasurer
  - a. 2022 Expenditure Review
    - i. Reviewed final 2022 expenditures. Final numbers available on our website.
    - ii. 4 liens filed in 2022
    - iii. Received refund from school taxes
    - iv. Spent ~50k on HOA owned lands
    - v. Spent ~3.5k on Committees
    - vi. Spent ~2.7k on taxes, office supplies, accountant, insurance
    - vii. Questions
      - 1. What Bed Maintenance includes
      - 2. Was Procutters work part of a signed contract?
        - a. Partial payment was given for work provided
      - 3. Expectation for Mowing in 2023
        - a. Contract is per mowing. Reviewed line items in mowing contract with Wyatt Conklin. \$810 per mow, pre-tax. Estimated on 23 mowings.
      - 4. Will there be weeding or spraying for weeds on common grounds?
        - a. Not all areas will be sprayed, will spray where beautification has already been done, less or none where forever-wild areas are
        - b. Residents encouraged to contact HOA with requests to spray or not spray specific areas
  - b. 2023 Proposed budget
    - i. Raised dues 10% to bring in ~\$5000 additional.
    - ii. Brush hogging, pickleball court resurfacing, soccer net replacement included this year
    - iii. Gazebo line item assumes we have volunteers to do the work
    - iv. Storage building expenses to come out of capital reserves, savings, and CD. All expenses related to this are TBD.

- v. Larger trail budget to account for potential improvements in the Upper Woodlands area, which is now owned by the Townhome HOA. The Townhome HOA does not have a functioning board at this time, however. Last trail will be built from Whitecliff to Acorn Hill by the signs, completing all the trails in the neighborhood map as well as making all the trails a loop.
  - vi. Questions/Comments
    - 1. Across from Charring Cross, will that be brushhogged?
      - a. Yes
- 3. Landscaping Update
  - a. Update on Sidewalk to Gazebo on Upper Rileys Run:
    - i. Some apparent erosion, may need attention in the future
- 4. Outline of BOD Goals and projects for 2023
  - a. Townhome HOA Cooperation (Upper Woodlands, etc)
    - i. Currently have a Discovery Committee that reached out to our HOA for advice
  - b. Fallow Field Mowing
    - i. See above
  - c. Sports Fields incl. Pickleball and Bocce
    - i. May remove one or two soccer nets
  - d. Gazebo Repairs and Painting
    - i. Would like volunteer managers for each Gazebo to lead working parties
  - e. Tree Removal
    - i. See above
  - f. Drainage Maintenance from Upper Woodlands to Lower Woodlands
    - i.
  - g. Sammys Way Drainage/Mowing Changes
    - i. May stop mowing on wet grounds
  - h. Website Improvements - Wes and Dave Tudman
    - i. Will explore improvements via Google Sites
  - i. Trail Maintenance, New Trail/Acorn Hill Crossing Safety
    - i. Will complete the trail loop and work with Town to try to add crosswalk, signs, etc.
  - j. Events (Earth Day, Garage Sale, etc.)
    - i. Planning spring litter cleanup for Earth Day, Pete will run Garage Sale again
  - k. Storage Building (cont. below)
    - i. Will discuss separately
  - l. Long term budget recommendations
    - i. Create guidance for future boards on maintenance, expenditures, and dues
  - m. Call for comments/questions:
    - i. Suggested an alternative for future budgeting of 1-2% increase each year, handle storage shed decision as a Special Assessment so we don't have

to dip into reserves. Counterpoint from Board was that many expenditures in 2023 budget are going to be recurring expenses. Prior meeting notes suggest the reserve funds were specifically set aside for use on the storage building.

ii.

## 5. Storage Building

### a. Outline of Upcoming Steps:

- i. Email will go out as last chance for suggestions and recommendations
- ii. All suggestions from prior surveys, emails, the open house, etc. will be compiled and the top 3-4 ideas will be evaluated for feasibility and estimated costs
- iii. Call for volunteers to help research top ideas.
- iv. Once we have a handle on top ideas, feasibility, costs, we will hold an official vote.

1. Volunteers will likely be needed to obtain the required 80% quorum

### b. Open Floor for comment/questions - Jen/Greg/Wes

#### i. Questions

1. Do we have a timeframe for handover?
  - a. We already have the keys, however we would like Morrell to fix damage to the building
2. What were the top ideas from last year?
  - a. Club house, knock it down, bathrooms

#### ii. It was pointed out that the Board's designation is as a CPS-7, which means that we cannot own or maintain anything that requires maintenance in HVAC, plumbing, etc. This also brings into question whether or not we ought to have the Gazebos

1. We could reincorporate as a non-CPS-7 entity through the same 80% quorum and 2/3rds approval vote

#### iii. Ideas:

1. Explore selling the property
2. Dog park
3. Playground expansion
4. Gym
5. Taking it down had support by several attendees

#### iv. Lawyers will need to be retained for any decision made on the property to ensure legality and compliance with our designation. Permits will likely need to be obtained. Current building has not been inspected, lacks water meter, etc.

## 6. Call for Volunteers/Committee Members - Jennifer Mander

### a. Painting Gazebos

- i. Jen will take Lower Rileys gazebo
- ii. Tom will take playground gazebo
- iii. Will send out an email with call for volunteers

- iv. Susan Attia willing to help with painting
  - b. Library at the park
    - i. Jill Antonucci, will add kids books
  - c. Storage Building Block Leaders and Cost Research Help
    - i. Barbara Hanrahan volunteered to lead the vote for Beacon Hill
    - ii. Bill Trainer volunteered to reach out to Amish re: taking down the shed
    - iii. Kathy Hitchcock volunteered to help research feasibility/cost for a storage building idea
  - d. Other
    - i.
- 7. Note from Town Supervisor Jared Simpson regarding recent Property Assessments
  - a. Note from Jared Simpson will be sent out following the meeting and posted to the website
- 8. Open Floor
  - a. Chad Snyder: Broken fence posts at the front of the development
  - b.
- 9. Adjourn Meeting