

Minutes of the 2025 Annual Members' Meeting
Lakewood Gardens Association, Inc.

President Craig Trost called the meeting to order at 7:10 P.M. on May 19 2025. It was a Zoom Meeting online. There being in excess of 51% membership present online or by proxy, the meeting was declared competent to transact business.

The following members were present online:

MEMBER	UNIT	# OF UNITS OWNED
Catlin MacKesity BOD	26	1
Deborah Daniel	38	1
Heidi Delorey	43	1
Skyler Van De Weerd BOD	55	1
Delores Panek & Rob Ingham	71	1
Jay Suthers	74	1
Kai Hillman BOD	98	1
Liz Sanger	104	1
Toby Carlson BOD	106	1
Craig Trost BOD	111	1
Marie Van Someren BOD	112	1
Rosemary Strand BOD	114	1
Katherine Kingsbury	127	1
Noe Martinez	129	1
Iorraine Ciniceros	131	1
Stephanie Hilton	133	1
Ben Wolma BOD	134	1
Libbey Meister	177	1
Paul Ninneman	S-23	1
Enid Williams	24,64,66,93,108,141	6
Gib Docken BOD,LWG, a WI Lim Part 9,16,33,34,47,58,59,70,71		9
Gail Docken LW Apts. LLC 23,30,31,32,35,36,122, 140,143,163, S-21, S-22		<u>12</u>
Present online		
Proxy Votes		

TOTAL UNITS REPRESENTED

Motion made, Seconded, and Carried to approve Agenda.

Motion made, Seconded and Carried to approve 2023 Annual Meeting Minutes with 1 correction.

Presidents Reports

President Craig Trost reported our Condo Reserves are back over \$100,000., which is more comfortable. We have adjusted to the high price of water and sewer. He explain how the website has all the information anyone would need. One of members had her insurance company use the website. They quickly got all the information they needed.

One of our goals was to increase our reserves to over \$100,000.

Management Company Report

Work completed this year includes: Replaced several storm-doors, Inspected all decks, finished repairs on wood ones, started painting the metal decks. Repaired or replaced some Chimneys,. Inspected all units for water leaks and repaired all leaks. I

Sales Update by Realtor Paul Ninneman– Activity is good with 3 sales in the last fall with latest sales prices \$210,000 to \$220,000. Inventory of units for sale is low and demand is high. Everything sells fast. Interest rates are better than last year..

New Business

Vote for Board of Directors was done by unanimous consent, electing the following:
Kai Hillman, Toby Carlson, Catlin Mackesey, Paul Ninneman, Ben Wolma, Rosemary Strand, Craig Trost, Skyler VanDeWeerd, and Marie VanSomeren.

Pres. Craig went over the budget line by line.

Insurance premiums have continued to be high. Several other condo associations have to have special assessments of \$800 or more to build up reserves or do a special project like roofs. Cherokee Condominiums had a special assessment for a roof on an 8 unit building of \$40,000. That is \$5,000 per owner! The long range plan is our best tool against that(he explained the long range plan). It lays out estimated repairs for several years in advance and the money needed to pay for future

Motion made, seconded and carried to approve the 2025-2026 budget.

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The meeting was adjourned at 8:10PM

Respectfully Submitted,

Gib Docken, Secretary