

# Lakewood HOA

## Board Meeting Minutes

### April 15, 2020

Attendees: 5 of 5 Board Members, Quorum made

- Carlie Davis
- Chris Cox
- Dee Jukes-Cooper
- Kevin Hicken
- Ann Norman

## Minutes

Carlie called the meeting to order

- Board Meeting Minutes reviewed
- Dee **motioned** to approve, Chris 2<sup>nd</sup>, unanimously approved

CV Lawn King bid and yard discussion

- Lawn maintenance bid revision and landscaping discussion
  - Dee's contact had no interest in giving a bid
  - **Action item:** Kevin call and discuss phase II and request a price
- Discussion about keeping center grass area nice. Policy to have animals walked to West area to relieve themselves.
  - Chris **motioned** to have a designated pet area in the West side, 2<sup>nd</sup> – Ann, approved unanimously
  - **Action item:** North HOA newsletter of new pet mess location
  - **Action item:** Dee make No Dog signs for center area and Pet Area for West side, print and distribute flyers on doors
  - Kevin **motioned** to adjust budget to move money from tree trimming and snow removal to have \$1000 for mowing, 2<sup>nd</sup> – Dee, approved unanimously
  - Chris **motioned** to approve CV Lawn King budget with \$1000 cap, 2<sup>nd</sup> – Ann, approved unanimously

Sprinkler damage follow up

- Chris talked with Ken. His counsel was that it is not as cut and dry as HOA dues. Counsel was to talk directly with him to see if he accepts responsibility before moving forward on a legal route
  - **Action item:** North HOA – Contact Evan Harrison directly to find intent on matter

Financial

- Discussion about increasing dues
  - Carlie **motioned** to increase dues to \$95/mo starting June 1, 2020, 2<sup>nd</sup> – Ann, approved unanimously

Reserve Fund Investment with Harold Dance

- Chris worked with Harold Dance to further plan and set up accounts

**Lakewood HOA**  
**Board Meeting Minutes**  
**April 15, 2020**

- **Action item:** Carlie and Chris to get on Harold Dance Accounts

Deck Inspection

- North HOA go a quote from Del Keck - \$25/deck, \$75/unit - \$1500 total. Each unit should pay inspection fee
- Kevin **motioned** to approved Del Keck to inspect decks at owners expense, 2<sup>nd</sup> – Ann, approved unanimously
- **Action Item:** North HOA contact Del Keck and give him approval to inspect decks, then send notice to members in Newsletter. Include that owners will be responsible for inspection fee.

CC&R Status/Plan

- **Action item:** Carlie – Follow up with Ken Allsop with final draft

Storage shed stock

- **Action item:** Dee - take inventory and log shed items in spread sheet

Harold Dance Reserve Investment

- Chris finishing up paperwork

Executive Session Held

- Delinquent owners discussed – attorney letters were sent to owners
  - **Action item:** Carlie – notarize liens on the two significantly delinquent owners and submit for records

Next meeting to be held **5/13/2020 @ 7:00 AM**