

# Lakewood Homeowners Association: Annual meeting (Round 2)

12/05/2019

## Attendees:

- Chris Cox
- Ann Norman by Proxy (Chris Cox)
- Kevin Hicken
- Dee Jukes-Cooper by Proxy (Kevin Hicken)
- Carlie Davis

## Quorum

The quorum required for the annual meeting is 50% of the membership (10). The annual meeting was originally held on 10/26/2019, but failed to produce a quorum. Per Article 5, section 6 of the CC&Rs, the meeting was rescheduled to 12/5/2019 and half of the quorum of the first meeting is required. Half of the previous quorum is 5 and there are 5 members present in person or by proxy resulting in a quorum.

## Minutes

Kevin called the meeting to order.

## Agenda

- Year in Review
  - Deemed unnecessary for present members.
- Review of Finances
  - Tiffany reports the HOA has positive cash flow for the year so far.
  - **Action Item:** Tiffany will send out a more detailed financial report in the coming days.
  - It is noted that if members sign up to have ACH dues payment on the same day, there will be a savings on fees. At this point few have signed up for ACH.
- Amended and Restated CC+Rs
  - Discussion on status of revisions and when a vote should occur.
    - There is some indication that members may need to sign a document.
  - Review of current revisions
    - Several sections appear to be overly specific for CC&Rs. That content may be better in the Bylaws.
    - Strike overly specific content on smoking, pets, solar panels, architectural controls.
    - **Action Item:** Carlie will confer with Ken Allsop about removing overly specific sections and will send out new draft to the board.
- Landscaping Update
  - Dan (lastname?) is beginning to plan for spring installation of shrubs, trees, drip irrigation from landscape plan.
    - Will likely need a special assessment to pay for work.
    - It is also recommended we remove older evergreen trees from middle area.

- **Action Item:** Tiffany and/or Kevin will get cost estimate from Dan for future work.
- Nominations for open board positions
  - There are currently two openings on the board. Chris, Carlie, and Ann all have another year in their terms.
  - **Motions**
    - Dee nominated by Kevin
    - Kevin nominated by Chris
    - Carlie seconds both nominations
- Vote by members
  - Written ballots were submitted by all members and tallied by Tiffany.
  - Results: Kevin and Dee elected to board for two year terms.

Meeting is adjourned