

# Lakewood HOA

## Board Meeting Minutes

### January 14, 2020

**Attendees:** 3 of 5 Board Members to qualify as a Quorum

- Carlie Davis
- Chris Cox
- Kevin Hicken

## Minutes

Carlie called the meeting to order

- Annual Member Meeting Minutes reviewed, Carlie **motioned** to approve, Chris 2<sup>nd</sup>, unanimously approved after adding in detail of Dan Hansen's last name
- Board Meeting Minutes reviewed, Carlie **motioned** to approve, Chris 2<sup>nd</sup>, unanimously approved

2020 budget was reviewed

- Discussion included
  - Shopping insurance in future
  - Focus on rebuilding reserve after large landscaping expense last year
  - \$140 vs. \$80 snow removal fee. Extra \$60 to shovel stairs and around cars. People didn't notice a significant difference. It was decided it was not worth the extra \$60/snow push
  - Investing with Harold Dance & legal counsel from Kevin Fife
    - **Action item:** Chris will contact Dan Neely to move things forward
- **Motion** by Chris: pass budget for 2020, 2<sup>nd</sup> by Kevin, approved unanimously

Sprinkler damage follow up

- Letter was sent to owner and tenant
  - **Action item:** Carlie will follow up to see if payment has been sent
- Discussion on break at the back water prevention system from freezing. It will need repair in the spring as well.

Gutter cleaning/repair

- The window of leaves falling and snow fall didn't work out. Cleaning to take place when warmer

Deck Inspection

- **Action item:** Carlie will give a follow up call

Q1 2020 Newsletter

- **Action item:** Carlie talk w/ Tiffany about Newsletter
- **Action item:** North HOA will generate report on typical HOA fees in valley w/o entity names
- Newsletter items: Ice melt reminder, next meeting reminder, board member introductions, additional landscaping plan and the need for special assessment and increased dues

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CC&R Status/Plan

- **Action item:** Kevin to review CC&Rs

Additional items

- Ice melt/shed storage, stock of items
  - **Action item:** Dee take inventory and log in spread sheet
- Architectural control committee
  - **Action item:** Carlie to review compensation options under current CC&Rs

Executive Session Held

- Delinquent owners discussed
  - **Action item:** Chris to work with Ken to follow policy on delinquent owners
  - **Motion by Chris:** Chris can pay attorney as needed to file liens, 2<sup>nd</sup> Kevin, approved unanimously

Next meeting to be held **2/11/2020 @ 7:30 PM**