

Lakewood HOA Board Meeting Minutes

Wednesday, 10 June 2020

Meeting held online via Zoom due to coronavirus pandemic.

Attendees:

- Carlie Davis
- Chris Cox (drafted minutes)
- Dee Jukes-Cooper
- Kevin Hicken
- Shelby Cardall – North HOA

Quorum

At the beginning of the meeting, three board members were present and a quorum was achieved. Shortly thereafter, Carlie joined the meeting. After discussion of the CC&R's, Kevin and Dee left the meeting and a quorum was no longer present. No decisions were made after that point.

Minutes

- Dee (Vice President) called the meeting to order as Carlie had yet to join. However, Carlie ran most of the meeting after arriving a few minutes later.
- Review of prior meeting minutes
 - Addendum to prior meeting minutes:
 - It should be noted that the board approved spending money to repair the lawn mower by email since the last meeting.
 - **Action Item** – Carlie will review procedures for board votes using email.
 - **Motion to approve** – Chris
 - Second – Kevin
 - Unanimous vote to approve.
- Planning for June 27 meeting
 - Special Assessment – Dee will propose an assessment of \$200 per owner for landscaping.
 - This will be used for landscaping in the center area including rocks, shrubs and trees.
 - The meeting will include other items as outlined in the agenda for this board meeting.
 - Other items to be discussed at the meeting
 - Chris will discuss how generally how money is being spent by the board.
 - There will be an announcement that there is an opening on the board.

- **Action Item** – Shelby will send out an agenda by Friday
 - **Action Item** – Carlie will put together an agenda by Friday
 - **Action Item** – Chris put together a budget report for meeting
- North HOA is requesting the Lakewood HOA bylaws
 - The bylaws need to be recorded.
 - **Action Item** – Carli will send over Bylaws to HOA North
- Decks
 - **Action Item** - North HOA will send out the results of deck inspections to owners with problematic decks this week.
- Proposed CC&Rs
 - Discussion on some recommendations made by Ken Allsop on language and content. Carlie will make changes consistent with the discussion as part of ongoing development of the draft.
 - **Motion by Carlie** – The final draft of the CC&Rs will be sent to the CC&R committee for review.
 - Chris second, unanimous approval.
 - **Tentative Goal** – Send out final proposal by July 1 if possible so they may be discussed in an annual meeting.
- Gutters
 - Discussion on ongoing dialog with owner regarding a gutter that is not leveled correctly.
- Canal erosion
 - Dialog with Logan city and/or the canal company is not currently being pursued.
- Rules and regulations
 - Current policies will be discussed and reiterated at the June meeting.
- Community clean up – discuss at June meeting.
- Budget
 - Income is currently less than has been budgeted due to delinquent owners.
 - **Action Item** – Chris will send out a proposal for a new budget.
 - **Action Item** – Chris will discuss with attorney Ken Allsop what is recommended for delinquent owners exceeding \$1000.