

Lakewood HOA Annual Member Meeting Minutes

Held September 19, 2020 @10:00 AM MST

Attendees : Carlie Davis(577), Loretta Black(573), Kevin Hicken(569), Mark Hargreaves(553-Kevin Hicken Proxy), Mellissa Allen (565-online), Dee Jukes-Copper(543-online), Ryan Dupont (557-online Athena Dupont Proxy)

This meeting was held as the Annual Member Meeting, and doubled as the rescheduled Special Assessment Meeting that was first held June 27, 2020. Due to the COVID-19 pandemic an online Zoom option was available. Votes were able to be cast for items on the previous special assessment meeting agenda (under Article V Section 6 of the CC&Rs only half the number required attendees to vote for a rescheduled meeting). However, new board members were not able to be voted in due to the insufficient number of units represented at this meeting.

- Parking – Reminder that Logan City has banned parking on 200 N in front of HOA
- Financial Report – Financial report was presented by former Treasurer, Chris Cox
 - 66% through the year, only have received 58% of dues, one unit particularly overdue and legal actions are in the process to collect.
- Deck/Patio Repairs – Inspection done by contractor Dell Keck. He rated all decks on a scale of 1 – 10. Those decks rated at and below 3 should have been notified and a repair plan response is required by Nov 1 or Dell Keck will be scheduled to make repairs and owner will be invoiced for repairs.
- Landscaping and Special Assessment - \$200/unit special assessment to be raised to finance landscaping in the front area. Motioned by Carlie, 2nd by Kevin, motion carried unanimously
- CC&Rs – Final draft of new CC&Rs to go out next week. Members need to review and be ready to vote in December
- Dues Increase – CC&R empowers the board to increase the dues up to the \$95/mo cap, but it was brought to the members to reaffirm that January 1, 2021 dues will be increased to that \$95/mo cap. Motion – Carlie, 2nd – Loretta, motion carried unanimously
- Policies, Rules and Regulations – Board has the power to implement new policies, but under new state laws a notice must be provided to members of a meeting where new policies will be discussed to allow members to express their opinions. Current policies/rules and regulations was reaffirmed. Motion – Carlie, 2nd – Loretta, motion carried unanimously
- Board Member Vacancies – insufficient members to vote. Names were nominated including Loretta Black, Loraine Anderson and Ty Bishop. Vote will go out for a mail in/digital vote.