

Lakewood Homeowner's Association  
Board Meeting – December 15, 2020

Zoom Meeting – Attended by Dee Jukes-Cooper, Kevin Hicken, Lorraine Anderson and Shelby Cardall

Items of Business:

- 1 - Review of Minutes from last meeting – approved
- 2 - Assigning New Board Positions
  - President - Dee Jukes-Cooper (accepted)
  - Vice President – Margo Karaban (suggested)
  - Treasurer – Kevin Hicken (accepted)
  - Secretary – Lorraine Anderson (accepted)
  - Director – Loretta Black (suggested)
- 3 - Status on Past Due Owner's Dues – Shelby has taken action on all
- 4 - Banking –
  - a. Decision to streamline the number of bank accounts and give access to banking accounts to Lakewood HOA manager.
  - b. Kevin will look into closing Wells Fargo accounts. Shelby suggested that he have Wells Fargo cut a check for remaining balance made to Lakewood HOA.
  - c. Kevin, as new treasurer, does not have signature on the existing Wells Fargo accounts, but will contact the previous President and/or Treasurer to see if they still have signature on the accounts and can facilitate closing the accounts and/or facilitating getting him on the accounts as authorized signer.
  - d. Shelby will open a new Reserve account at Bank of Utah (where the current management checking account is located) and will deposit the funds from the Wells Fargo accounts into the new Reserve Account.
  - e. Kevin and Dee speak to Dan Nealy, Broker regarding the Harold Dane Investment Account(s) and see if there is a way to place funds in a higher interest bearing account.
- 5 - Parking – Review of street map and proposal from Logan City to restrict street parking on 200 North on both sides of the road in front of the complex. All owners have received an email with this information and comments should have been directed to the city. A final decision will be made by the city. Dee suggested that

she contact the property owner across the street to the south and see if they might be willing to offer space in their large lot for owner's who may wish to pay a monthly fee for a reserved spot there.

6 – Deck Repair – All owners have received the report from the deck inspection done early this year. The owner's with the decks in the highest risk bracket have been asked by the HOA to act right away to make repairs and also to communicate to the HOA what action they plan and the timing for that. Some responses have been received. The HOA will send out notices again prior to warm weather returning in Spring . A course of action needs to be discussed by Board to motivate the owner's to take action within a reasonable timeframe or discussion about the HOA paying for the deck repairs and billing the owner's thereafter.

7 - CC&R Revision Approval – the revised CC&R's were emailed to all owners at least 90 days ago. The HOA management will send out another copy right away. *Prior to Christmas, and again one week later, the HOA will send a notice about* owner's participation in voting by Google Survey sometime early in January. Shelby will also place a link on Lakewood HOA website for owner's to access the CC&R's for review. The HOA management will set up the voting process to occur prior to a deadline of January 31, 2021.

8 - Dumpsters – Shelby will send out a reminder to owner's prior to Christmas with regard to the following concerns:

- a. Break down boxes prior to placing trash in the recycle bin.
- b. Trash cannot be placed on the ground outside of the dumpsters. Owner's should hold trash inside their own units until there is room in the dumpsters.
- c. Oversized items should be disposed of by the owner's by taking them to the landfill.
- d. No Christmas trees may be placed in the dumpsters.

9 - Future Board Discussion-

- a. Landscaping Plan – next phase
- b. Budget for 2021
- c. Dee finish up bills from 2020 Landscaping Project and report.

10 – Next Board Meeting – ZOOM Meeting – January 19<sup>th</sup> @ 4:30 PM  
(Minutes emailed to Shelby – 12-29-2020)