

Lakewood HomeOwners Association

BOARD MEETING MINUTES

Thursday, December 2, 2021

CALL TO ORDER - 4:35 pm

ATTENDEES - Kevin Hicken, Dee Jukes-Cooper, Margo Karaban, Carolyn Redford, Dan Christensen

Minutes are being taken by Shelby

REVIEW PREVIOUS MEETING MINUTES:

- Approved with the change that the November 18th meeting did not happen and it was postponed until today's meeting.

FINANCIAL REVIEW:

- Current financials **approved**
- Discussion on 2022 draft budget
 - Questions about the new Management Contract happening in January 2022 increasing the door charge to \$12 per unit per month.
 - Bug spraying would be included in the Landscaping line item which has been increased from last year.
 - Discussion on snow. 2020 snow was minimal. Budget may be too low for snow depending on how much snow we get in 2022.
 - 2022 Budget is **approved**

NEW BOARD MEMBER POSITIONS:

- President - Dee Jukes-Cooper
- Vice President - Margo Karaban
- Secretary - Carolyn Redford
- Treasurer - Kevin Hicken
- Director - Dan Christensen

ITEMS OF DISCUSSION:

- There are still issues with leaves and dog poop and yard debris in the parking area. Discussion on having someone come out monthly in the spring if needed. Plan on doing a dog poop clean up first thing in the spring to start at a clean slate.
- Has been talking about piping the canal. If that is the case, do we need to worry about the trees? Will wait to see what the water master says prior to moving forward.
- Board agrees to pay invoice #25 and 4870 for the CCR work that Ken did. Board feels that the other collection account charges should be charged to the delinquent owners and not the HOA.
- Booters will not do warnings. They boot immediately.
- There appears to be a camper parked in the driveway of 577 that might be being lived in. Is this against HOA CCR's?

2022 PROJECTIONS

- Hoping to landscape west side or turn into a dog park etc.

MEETING ADJOURNED: 5:21 pm

Next board meeting to be held:

January 13, 2022 4:30 pm