

Lakewood HomeOwners Association

BOARD MEETING MINUTES

Thursday, May 19, 2022

CALL TO ORDER - 3:38pm

ATTENDEES - Kevin Hicken, Margo Karaban, Dan Christensen

Minutes are being taken by Shelby

REVIEW PREVIOUS MEETING MINUTES:

- **Approved**

FINANCIAL REVIEW:

- Current financials **approved**
- Why is there no money in the snow removal budget now, when there was last meeting? Was there a late bill that came in or did something not get categorized correctly?

ITEMS OF DISCUSSION:

- We had a unit turned in for storing things in the front driveway area of their garage. We looked into how we could turn this into a violation and ran into the following with legal. Please review and see if this is something you want us to disregard and not consider a violation, or if you would like us to work on adopting a rule to address this. I will add this to our next meeting agenda, but wanted to give you time to think about it if needed.
Best thing to do in this case is for the board to go through the rulemaking process to deal with this kind of issue. That requires drafting a rule, providing notice of a board meeting to consider the draft rule to all owners, giving owners at the meeting a chance to comment, and then the board makes a decision on the proposed rule."
 - ❖ Board has not noticed an issue with this in the past and does not think it is something that needs to be addressed at this time.
- Discussion on decks, Kevin will look over the current inspection report.
- Bug spray was done and will be done again in July or August - we have not had any complaints at this time.
- Mailboxes are hard to open. Board looked into the cost of new ones and the price runs about \$2,000 for 16 boxes. Suggested they figure out ways to make the keys work and open more smoothly with the ones they have.
- Has Dee followed up with BM to discuss landscaping and weed prevention?
- Reserve study - due for a reserve study, does the board want to budget for that this year or next year? Last professional one was done in 2012. Board did one in 2018. Board wants to **table** the discussion until the next meeting. Thought is to budget for it for 2023.

COMPLAINTS

- none

NEWSLETTER

- none

EXECUTIVE SESSION

- Discussion on delinquent owners

FUTURE ITEMS OF DISCUSSION

- Trimming trees by the canal - wait to see when we hear from the canal company
- West Parking lot will need attention in the near future
- Lakewood last reserve study was done in 2018. May want to budget that for 2022.

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- Mailboxes are starting to fall apart. What is the potential cost to replace. Need 20 spots and a parcel locker
- West Lawn Options

MEETING ADJOURNED: 4:12 pm

Next board meeting to be held:

June 30, 2022 3:30 pm