

Lakewood HomeOwners Association

ANNUAL MEETING MINUTES

Wednesday, October 10, 2023

CALL TO ORDER - 5:08pm

ATTENDEES - 6 units represented

Minutes are being taken by Shelby

INTRODUCTIONS OF NORTH & CURRENT BOARD MEMBERS:

- Angelika Paxman, Dee Jukes-Cooper , Margo Karaban

FINANCIAL REVIEW:

- Review 2022, year to date and 2024 budget
- Review of the reserve study
- Discussion on dues increase
 - North will put the 2024 dues breakdown in the notice that is sent out about the increase

ITEMS OF DISCUSSION:

- West side landscaping area has the ground cover down. Plan is to use a road base on the path, mulch under the trees, and hot spring rock on the sides. There will be a metal divider between the sections.
- North researched if turning the west side into parking was an option. Logan City said it is not possible due to setbacks and green space requirements.
- Discussion on cold patching the hole in the parking lot. Not sure it would hold over the winter. Plan to address it with the other asphalt needs next year. Kevin Hicken volunteered to put pea gravel in it for the winter. Asphalt was last sealed 5 years ago. It is suggested to do it every 5 years. Bid to do it is \$6,396.
 - Board would like a bid for a full rehab of the asphalt. North will see if the estimator can add that as an option on the current bid. First find out if they recommend that extensive of a repair at this time.
- Carlie will put the parking post back on the west side now that the ground cover is down.

2024 GOALS:

- Finish the landscaping on the west side of the property
- Better prevent the weeds and maintain the landscaping
 - Carlie Davis volunteered to help with any landscaping items

ELECTIONS

- Not enough members were present to vote. North will send out an electronic vote. Janess Aderson and Karly Longson accepted their nominations.

CONCERNS:

- There is a tenant with 2 commercial vehicles that parks on the street and blocks the view when trying to pull out. City needs to be called if it is a danger.

NEWSLETTER

- North will send a newsletter and reminder about the following:
 - Do not double park, it is a safety hazard. Please park a vehicle in the garage.
 - Remember to not leave out food or items that may attract mice during the winter. It is the owners responsibility to keep their unit safe from rodents
 - There has been parking lot theft. Make sure your vehicle is kept locked and items are not left in it.
 - Reminder about Logan city winter parking rules

MEETING ADJOURNED: 6:07 pm