Lakewood 6/7 Board
Annual Meeting Minutes

2/24/20

I. Call to order

President called to order the Annual Lakewood 6/7 Board meeting at 7pm on February 24th, 2020.

The following board members were present; Sue Langus, Neil Shapiro, Missy Hamper and Tom Southorn.

27 Households represented / 20 in person, 7 proxy votes

II. President's Updates:

a) Common Area improvements include but aren't limited to; upper/middle pond landscaping to match rest of pond area, tree maintenance done throughout common areas, park improvements and sidewalks evened out.

b) 2019 brought new solar legislation and update to the policy manual to comply with Idaho State Law.

III. 2019 Budget Recap:

a) A large portion of the budget goes to funds that are committed; landscaping contract for example.

b) Board was under budget for 2019 including all improvements, ***until*** the storm that blew through Lakewood. Tree clean up and removal cost six thousand dollars. Putting us over budget for 2019.

IV. 2020 Budget Projections:

a) Tree maintenance; Nothing has been done since 2017 in regards to tree pruning. 2020 will bring tree maintenance to the middle pond and park. The board will also replace the trees that were lost in the said storm.

b) Address shoreline erosion on the pond.

c) Landscape planting beds on Twin Willow entrance to the park. Lemon balm that was planted has taken over beds, needs to be completely eradicated before new landscaping can be done.

V. Board Election:

a) President opens nominations to the floor for one open seat on the board. Everyone declines nomination. Position is not filled.

VI. Open comments/?'s to the Floor:

a) What is legal budget for? Solar legislation and ongoing issues with homeowners.

b) Does the solar legislation affect the CCRs? Only the policy manual has been updated per advice from HOA attorney.

c) The Policy Manuel had been adopted by the HOA during a previous annual meeting. There is no legal opinion stating we can use the policy manual to enforce CCRs.

d) Dave Martin- The policy manual was meant to replace the covenants, legal advice was to keep the CCRs we have as a foundation and use the policy manual as the intent of the board.

e) Common violations? Trashcans not being taken in, signs in yards, boats and trailers left out longer than 72 hours, unsightliness and cars left parked too long.

f) Hiring a property management company. Various other Lakewood HOAs (3,4,8) have outside management on compliance of CCRs. Having a property management company would take huge burden off the board. President requests anyone to email board if they are interested in helping get further information. Questions to look into; cost to homeowner, will they get quotes to fix common are issues, what will it look like to have an outside entity control enforce our CCRs. Can we have a property management company go around to each house and see who is in code with CCRs/who is not.

A motion to have a special meeting on property management company is requested, seconded.

g) 2011 was believed to be last time dues were increased.

h) Bridge on Falling Brook Way. Rich has replaced several of the large stone toppers. There is one corner that needs to be replaced currently. Roxanne (past president) received bid around thirteen thousand dollars to replace stone bridge. Board has received bid to fix the leaning on the upper pond stonewall. Question is how urgent of a fix is it? Quote to get it fixed is around six thousand dollars/ also stated is that the bridge could totally collapse during fix. However, cheaper to fix than replace entirely.

i) Records. How many things are just done by homeowner vs. a written request to the ACC and approval from board? Within about last 10 years approval requests have been done via board email. Stated that all records need to be kept forever and be available per the CCRs for homeowners.

j) 2020 Budget is questioned and concern brought up that HOA is projected to be over budget. Lynn/ Rich pass out a budget they have completed themselves to homeowners. Rich requests motion to vote to on passing the 2020 budget, seconded.

25 yes votes to pass 2020 budget

2 no votes to pass 2020 budget

Meeting is motioned to adjourn, motion seconded.