

LAKEWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 26th, 2016

❖ Call to order

➤ 7:11 pm

❖ Attendance

➤ Board Members

- Dave Roemer, Kristy Bonomo, Elizabeth Grady, Candy Rose, John Luczynski.

➤ Holly – Foster Premier

❖ Approval of Agenda

➤ Added Fountains

➤ Approved

❖ Approval of Minutes – BOD July 27th, 2016

➤ Approved 1st Dave Roemer, 2nd Elizabeth Grady

➤ See copy below.

❖ New Business

➤ Approval of 2017 Budget

- Motion to approve 2017 Budget
- Approved 1st John Luczynski, 2nd Elizabeth Grady, all approved motioned passed.

- Clubhouse Rental Agreement
 - Motion to approve updates.
 - 1st Kristy Bonomo, 2nd John Luczynski
 - Added verbiage about not allowing guests to enter before renter is present and costs of extra hours to rent.
- Audit Proposals
 - Board has consensus agreement on a 2016 audit.
 - Board reviewed 5 audit proposals.
 - Voted on Brian Zabel & Associates pending they verify the tax return is included in process, otherwise board voted for Condo CPA (this is not a “condo building” audit company, just the name of the company.)
 - Motion to approve 1st John Luczynski, 2nd Elizabeth Grady
- Tree Replacement Proposals
 - Board reviewed 4 proposals.
 - Board agreed to work with Savatree.
 - This will include 3” diameter and 5’-6’ tall tree replacement.
 - Includes removal of dead trees around neighborhood.
 - Removal/cut stumps, haul away, etc.
 - Also requesting more mulching to be added around trees.
 - Motion to approve 1st John Luczynski, 2nd Elizabeth Grady
- Entry Monument Landscaping
 - Board reviewed 3 proposals.
 - Likes a combination of two proposals so asking for a revision of ideas

before voting on a company.

- Requested a more balanced look.
- New landscaping will also include entrance sign and guard house building.
- Looking into new irrigation system for new flower beds.
- Requesting an area for seasonal annuals to be planted.
- Requesting current bed sizes to be reduced.

➤ Clubhouse Cameras

- Board reviewed 2 proposals
- Cameras will include views of park, pool, doorways, and interior of clubhouse.
- Requested motion detected floodlights added to clubhouse doors.
- Waiting to vote for possible additional quotes from an independent installation.

➤ Association Website

- Board voted to move the website to a board controlled and lower cost option.

➤ Lifeguard Service

- Waiting on more bids.
- Board requested prices for new lawn chairs.
- Board requested prices for new umbrellas or sails.

➤ Community Events

- Board agreed to continue budget for events.

- Boards would like to look into purchasing reusable Neighborhood Garage Sale Event signs.

➤ Fountains

- Board requested proposals for moving current fountain in southwest basin and adding a second fountain in it.
- Board requested proposal for putting a fountain in northwest basin.
- Algae treatments will continue next year.
- Looking into water dye treatments as well.

❖ Announcements/Misc

- Notify Holly if any lots are not being maintained.
- Beavers are still being trapped. (will always be an ongoing process)
- Hoping to clean up volleyball sand in spring.
- Trying to get two large dumpsters in clubhouse surround rather than bins.
- MI Homes is buying empty lots in Southwest section of the neighborhood to build new homes.
- Board requested quotes to purchase a shed for storage for the clubhouse.
- Board requested quotes to purchase rental chairs for the clubhouse.
- Board requested quote to purchase additional tables for the clubhouse.
- Board requested quotes for up/decorative lighting on the clubhouse (and entrance monuments once landscaping has been established.)
- Board still discussing converting to a wireless clubhouse security system.
- Board requested parking lot lights replaced.
- Adjourn – 8:57 pm

❖ Officer Update

- Looking into SWAT bust. The officer did not know about it and will see what information he can find out. There was never any danger to the public. If there is a situation of danger to the public you would receive a reverse 911 call. He will put calls out to patrol the street more often due to the perception of drug dealing on the street and at Jewelflower Park.
- Speed bumps are not permitted on the neighborhood streets.
- Traffic detail will increase in the neighborhood to help address speeders.
- If you see anything suspicious in the neighborhood please call the police, try to get license plate number.
- Do not approach suspicious vehicles.
- Lock your cars at night, there is still a large amount of break ins that consist of the perpetrator simply trying door handles to see if the vehicle is locked or not.
- If you hear your neighbor's smoke detectors going off, call police. You do not know if they are incapacitated due to smoke.

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 27th, 2016

❖ Call to order

➤ 7:10pm

❖ Attendance

➤ Board Members

▪ Dave Roemer, Kristy Bonomo, Christina Driscoll, Elizabeth Grady

➤ Holly – Foster Premier

❖ Approval of Minutes – BOD April 5th, 2016

➤ Approved (see below)***

❖ New Business

➤ Clubhouse Rental Agreement

▪ Adding items and information.

- Regular pool hours apply at all times.
- Party pool access must be arranged in advance.
- Breakdown of attendant fee.
- Pool guest allowance goes back to 4 when party over.

➤ Prairie grass maintenance

• Board reviewed 3 bids for maintenance.

◆ Would like to go with Hampton bid, but waiting on clarification on

a mow or a burn for Fall 2016 and Fall of 2017.

➤ This bid includes removal of willows and invasive species.

- (Pond treatment of algae will continue as before)

➤ Private Property Signs

- Signs will be installed around all three ponds.
- Signs will be installed in empty lot at Lakewood entrance.
- Signs will state private property and hope to alleviate problem of outside residents and our neighbors from entering neighbor's property who live along ponds.
- Temporary signs will be put up around southwest basin for no trespassing until ground is fixed from beaver damage.

➤ Beaver dam collapse

- Board would like to pursue fixing damage after burn/mow takes place.

➤ Tree Replacement

- Board would like to replace approximately 27 dead trees and dead/broken branches on trees on HOA property (not city property).
- Board has one bid already that mapped out trees, but interested in getting 2 more before making final decision.
- Board requesting minimum of 3" diameter trunk of new trees to be put in. (pine type trees go by height but seem to do okay so no minimum height requested at this time).
- Clubhouse cameras
- Board is requesting installation of cameras around the entire clubhouse. This will include park, parking lot, and pool areas.

- Requesting 6 cameras.
 - Approximately 30 days of storage.
 - These will not be monitored 24 hours a day, but rather to refer back to if issues or damage arise.
 - Requesting bids.
- Painting of exterior of clubhouse/wood
- Board chooses bid (of 4 provided).
 - Process will include wood replacement as needed.
 - Process will include power washing, removal of failing caulk joints, bleaching of mildew etc.
- Audit proposals
- Board unanimously agrees to audit. (2015 year).
 - Board provided 3 bids as requested via Holly.
 - Christina would like to supply 3 additional bids for the board.
 - Board waiting on 3 additional bids before finalizing on a company.
- Issue Tracker
- Walking Trails around pond – board likes this idea, but need to stabilize ground around pond and possibly wait for more people to move into neighborhood to help fund it.
 - Dirt Hills – the dirt from the hills is used to backfill the new houses in the neighborhood as they are built. They will not be removed until the new houses in the neighborhood are completely built or it is used up.
 - Empty lots – will continue to be monitored for upkeep and fined when necessary.

➤ Adjourn – 8:57 pm

➤ Announcements

- To say thank you to our police and firefighters in the neighborhood a potluck will be held August 5th 5-8pm at the clubhouse. We are looking into having blue ribbon to pass out for people to put on their trees, doors, or mailboxes. Officer Johnson and his neighborhood watch officers will be invited to join us as well. If you'd like to help with decorating, planning, or cleanup please text or Christina Driscoll at 708-214-9555. Please bring a dish or beverage to share.
- Pool keys will no longer be used. The side door to the clubhouse will only be unlocked during open pool hours.

❖ Officer Update

- Car Surfing – people have been going through neighborhood checking for unlocked doors on cars. They then steal what they can find inside. Please do not only report this on Facebook, please report to the police. Report every time, even if you think it was just a few coins stolen! The more information to the police the better. They do currently have leads in a few cases, so keep police informed! Keep car doors locked at all times. Do not keep garage door openers inside car.
- Curfew – respect state curfew times.
 - 10:00 pm for 16 years old and under
 - 11:00 pm for 17 years old
- Dogs – up to 2 dogs allowed on property. Please be respectful of your dogs barking, especially at night. A ticket is \$150 for a noise ordinance violation.

