

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.

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 5th, 2016

❖ Call to order

➤ 7:22pm

❖ Attendance

➤ All Board Members

▪ John (Ridge Prairie), Dave, Kristy, Christina Driscoll, Elizabeth Grady

➤ Holly – Foster Premier

❖ Approval of Minutes and Elections from October 14th, 2015

➤ Approved (see below)***

❖ Officer Update

➤ Playground Arson

- Juvenile arrested and charged – because he is a minor no details can be given. We will not be going forward with a civil case. We could go after for deductible from insurance, but lawyer fees will take up any restitution. At this point, there is no indication that our rates will be going up due to this claim.
- School parking in roundabout – They will look into having the roundabout painted yellow to prevent people from parking inside the roundabout. As said before, speed bumps are not allowed on our

streets.

- 911 – Again do not be afraid to call on anything suspicious!
 - Lakewood Prairie now has a good “reputation” for not being afraid to call and making suspicious behavior aware to police!
 - This even goes for police/PI/appraisal work being done in neighborhood. They are having issues while monitoring that they are continually being called on.
 - ◆ Bad news – we are doing great with calling police, bad news is that NEIGHBORS are doing their own follow up and walking up to cars in the street and knocking on windows. The police do not want us doing this as we do not know how the person in the vehicle will react.
 - ◆ Don’t take pictures of people unless from privacy of your own home.
 - ◆ We need to be eyes and ears – leave duty to police and don’t interfere with possible on going cases.
 - Officers will continue to be diligent on speeders and people going through stop signs and reporting back next month on their monitoring around neighborhood.

❖ New Business

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- Playground – new playground covered 100% by insurance. Black burnt mulch will be coming out and new brown going in.
- Pool Heater – new heater has been installed and operational. It will be tested the week before the pool officially opens. The pool should be warm on opening day. Pool still needs to be drained and cleaned before opening. New louvered pool doors (for pool equipment into clubhouse)

are going to be put in before pool opening.

- Aqua Guard – they are still working on a proposal for swim lessons. Please let board members or Holly know if guards are not doing job (skimming, monitoring, etc.) New residents can pick up pool passes on May 25th at the clubhouse. Pool opens May 28th – same hours as last year. Board requested a budget/savings started now to help offset the large cost for when the pool needs to be resurfaced.
- Prairie Grass Maintenance – We will be working with Rob to move forward with our high mow and burn maintenance plan for ponds. Probably a high mow in spring. This includes regaining control of northwest pond since houses are now built up there. This also includes removal of willow trees in both ponds. Algae maintenance/treatments will begin in May of this year. In addition to removal of beaver dams, they have also been shot (via someone with training and permit – not during school hours) If they have been retrieved they have been buried or bagged. Beavers have been shot more than once and by more than one person (with a permit) and they will continue as needed/capable, possibly adding traps as well.
- Social Events – Bags and BBQ – June 25th (rain date of 26th) Board plans on creating a budget for events. Social events, where there are limited guests due to clubhouse regulated attendance and weather restrictions, will still go be a registration system. Some events will need to be prepaid (possibly via Paypal) instead of taking donations at the door.
- Painting of Exterior of Clubhouse – starting to get quotes on cost.

➤ Open Forum

- Park – Holly will request cleaning of park grease and dirt
- Don't be afraid to also contact city regarding issues like broken sidewalks.
- Board requesting quotes on a video security system installation for park

and pool monitoring.

- Signage is needed for ponds, ex. Caution and No Trespassing.