

LAKWOOD PRAIRIE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 5th, 2017

❖ Call to order

➤ 6:47 pm

❖ Attendance

➤ Board Members

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

➤ Holly – Foster Premier

❖ Approval of Agenda

➤ Dave 1st, John 2nd, all in favor and approved.

❖ Approval of Minutes – BOD October 26th, 2016

➤ John 1st, Liz 2nd, all in favor and approved.

➤ See copy below.

❖ New Business

➤ Audit Completed

- A copy can be picked up tonight. It can be downloaded from the new Lakewood Prairie website. You can request a copy emailed to you, just contact Holly with this request.

➤ Introduction of Clubhouse Manager

- William was introduced as our new Clubhouse Manager. Some of the work William will be completing are: reviewing lifeguard paperwork, updating the HOA website, reviewing general contractors for compliance and quality, sending out quarterly newsletters, compiling and maintaining homeowners violations and letters, and assisting the HOA Board and management company as needed.
- New Website Announcement
 - Our new website is: <https://www.lakewoodprairiehoa.com/>
 - Please be patient as we continue to update this new site.
- Approval of Aerator/Lighting
 - Adding a second Masters Series Fountain and Light Kit for southwest pond.
 - A fountain with light will be installed in the northwest pond.
 - New light kit for existing fountain.
 - Dave 1st, Liz 2nd, all in favor and approved.
- Approval of Pond Treatments
 - Approval of MB Marine Biochemists' bid for southwest pond algae treatments.
 - Dave 1st, Liz 2nd, all in favor and approved.
- Clubhouse Rental Agreement – Chair Rental
 - Chairs have been purchased and will now be available for rent during clubhouse parties. Board approved 50 cents a chair per party and requested an updated copy of the Clubhouse Rental Agreement to review with chair rental information on it.
- Entry Monument Landscaping

- BPM Enterprises' bid approved for entry monument landscaping. New Landscaping will include making the flower beds smaller, adding new perennials, and having an area for annual flower planting. This will include guard house area and both north and south sides of the main Ridge Road entrance.
- Liz 1st, John 2nd, all in favor and approved.
- Board requested bids to have Theodore Road and Black Road monument landscaping done.

➤ Clubhouse Cameras

- CPSI's bid approved for clubhouse security cameras installed for the clubhouse. Bid includes 6 cameras and data storage for footage to be reviewed as necessary.

➤ Facebook Sites

- It has been stated that zero derogatory and/or accusations of crime or wrong doing of our management company or board members will be allowed on these types of sites/groups. If there are accusations on these types of sites, both the accuser and the administrator(s) will be prosecuted for defamation.

❖ Adjourn

- 7:33 pm

❖ Open Forum/Announcements/Misc

- Board requested looking into cost to having tennis court resurfaced.
- Homeowners requested an update on website regarding pool health violation and clubhouse flood.
- Homeowners requested example of garbage can surrounds that are allowed posted on website.

- Homeowners requested information on mold removal from house/siding suggestions.

❖ Officer Update

- Officers Demmick and Mascolino in attendance.
- Calls have been mostly for homeowners burglar alarms – false alarms.
- Still getting calls for suspicious vehicles and domestic calls.
- On 1/1/17 a new restructuring of east, central, and west went into place. We are now included in a larger west section, so the police will be monitoring call response time since they may have to travel further away from the east to travel to our part in the west.
- Walmart takes a lot of the calls/response time on the west side.
- Homeowners requested more units to monitor speeding in the neighborhood, especially on Fawnlily, VanDyke, Barberry, and Black Roads.
- Homeowners requested more units to monitor speeding on Barberry Way during school drop off and pick up times.
- Speed bumps are not permitted on the neighborhood streets.
- Do not approach suspicious vehicles.
- Lock your cars at night, the amount of break ins has lowered, but be aware perpetrator simply trying door handles to see if the vehicle is locked or not.
- Homeowners requested a “Crime Free Ordinance” be put into place for renters/owners, requiring a background check or removal from premises if too many calls/disturbances occur.

LAKWOOD 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 motion 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.