



Board of Directors Meeting Minutes Thursday, March 21, 2024, 7:00 PM

Opening items:

Announcement of recording and live broadcast: 7:00 PM.

Association Updates

- Account Balance & History Transfer: We experienced a delay in receiving the reports from Foster Premier. We expect the accounts balance and history transfer to be completed in the new few business days.
- New Property Manager: Please welcome Michelle Jones as Lakewood's new Property Manager.

Vistors:

Officer Update

Visitors Report:

- No burglaries to vehicles, some in other neighborhoods. Please lock doors and do not leave keys in vehicles.
- New building updates on City Website this week.
- New traffic study may be coming with the influx of potential new homes.

Meeting Agenda:

Approval of Meeting Minutes
Officers of the Association
Association Credit Card
Pool Season 2024
Electronic Election Vendors
Amendments to CC&Rs
Electronic Signage
Mulching Common Areas
Pond Maintenance Contracts

Items:

Approval of Meeting Minutes

Motion to approve meeting minutes for the November 30, 2023, Board of Directors meeting.

Motion: Will-Henn

Second: Barber
Discussion:
Vote: All Ayes

Officers of the Association

Motion to approve the following:
Barb Will-Henn - President
Liz Grady - Past President
Nauteia Brass - Vice President
Keisha Barber - Treasurer
Derrick Mainor - Absent - Secretary
Motion: Will-Henn
Second: Grady
Discussion:
Vote: All Ayes

Association Credit Card

Motion to open Association credit card through Associa:
Motion: Will-Henn
Second: Grady
Discussion:
Grady: Aye
Barber: Aye
Will-Henn: Aye

2024 Pool Season

Motion to approve Pool Rules:
Motion: Will-Henn
Second: Barber
Discussion:
Vote: All Ayes

Electronic Election Vendors

Decision to use TownSquare for upcoming electronic election or third party vendor. Vendors all have various cost. Homeowners will use existing credentials in TownSq, would be required to create new accounts for third party vendor. Notice for election will be sent out after vendor is secured.
Motion: Will-Henn
Second: Barber
Discussion:
Vote: All Ayes

Amendments to CC&Rs

Decision to execute official vote to amend CC&Rs.
Motion: Will-Henn

Second: Keisha
Discussion:
Vote: All Ayes

Suggested amendments to be voted on:

2.3 Addition of Property Without Approval of Class "A" Members. Proposed amendment to remove seven (7) year limitation for Developer to add addition property within the subdivision.

5.2 Vehicle Parking and Storage

Proposed amendment to extend time frame to seventy-two (72) hours.

5.8 Lighting.

Proposed amendment allowing seasonal holiday lights from Thanksgiving to January 31st.

5.9.1 Permitted Type and Heights.

Proposed amendment to allow all fencing to be 6ft in height.

5.9.1 Permitted Type and Heights.

Proposed amendment that fences placed on rectangular Corner Units must be setback off the public sidewalk by a minimum of ten (10) feet. For non rectangular corner Units, fences must be setback off the public sidewalk a minimum of ten (10) feet at the back corner of the single family residence facing the side street, and a minimum of five (5) feet off the sidewalk at the rear property line.

5.10 Above-Ground Pools.

Proposed amendment to require pool is decked and skirted a minimum of 20% of the circumference.

5.14 Modifications and Alterations.

Proposed amendment to remove the seven (7) year restriction to change the exterior color scheme of a building or structure.

6.4 Unsightly or Unkempt Conditions.

Proposed amendment to remove the requirement that trashcans must be stored in the Unit's garage and allow storage in exterior storage sheds, enclosures, or behind a fenced yard. Must be kept out of the front yard excluding during collection times.

7.2.1 Board.

Proposed amendment to remove right for non-members to be elected to the Board of Directors and add requirement that individuals must be a record owner.

Electronic Signage

Bids for monument sign in front of the clubhouse:

Motion:

Second:

Discussion: Tabled

Vote:

Mulching Common Areas

Mulch will be installed to all tree rings and plant beds at Clubhouse, pool, tree rings at Clubhouse park, east side of Barberry Way, turn a bouts, both sides and medians of

Lakewood Prairie Blvd, main entrance signs, tree rings along Ridge Rd, up to entrance at Theodore, and no mulch at Black Rd.

Motion: Will-Henn
Second: Grady
Discussion:
Vote: All Ayes

Pond Maintenance Contracts

Solitude: Annual pond and fountain management for two ponds.
Motion: Will-Henn
Second: Barber
Discussion:
Vote: All Ayes

Hampton, Lenzini and Renwick, Inc: Wetland and Prairie Buffer Management from 2024-2028.
Motion: Will-Henn
Second: Barber
Discussion:
Vote: All Ayes

Homeowner Questions:

None.

Open Homeowner Forum:

None.

Motion to Adjourn:

Motion: Will-Henn
Second: Barber
Vote: All ayes