



PRESIDENT'S REPORT

September 1, 2024

Hello fellow Lakewood Prairie Neighbors,

I hope you all had a relaxing and fabulous summer. The board has been busy making many changes, and one thing we agreed we wanted more of was communication. Because of that a President's report will be added to all newsletters and will also be available on our website lakewoodprairiehoa.com as well as Townsq. This report will keep members updated on some of the important changes to come that are working on behind the scenes. We hope this shows our commitment to transparency.

As you may already know the annual budget meeting has been postponed for October 29. This meeting is to not only approve next year's budget, but new business will also be discussed and voted on. Because of this, extra time will be needed to thoroughly research and procure bids for upcoming projects.

Because we take homeowners suggestions seriously, two items that were recently added to our list for discussion was the possibility of not having lifeguards during pool season, and the need for new deck furniture. We have tasked our property manager Michelle with talking to legal as well as our insurance company regarding no lifeguards. Our operations manager has been tasked with providing records of pool incidences and injuries. Bids for a possible new pool company will also be collected. Our due diligence goes a step further in contacting surrounding subdivisions regarding their pool practices and if they utilize lifeguards. We will also need to price out the new deck furniture.

Speaking of new furniture, after an inspection of the inside and outside of the clubhouse along with the pool and deck, it was determined that repairs and a deep clean were very much necessary. Bids for painting, furniture for the inside of the clubhouse, and possibly a new cleaning company will need to be collected. We are also getting the clubhouse power washed, along with the pool deck and entrance monuments. One of our goals is to improve the curb appeal of our common areas.

Because we heard the eagerness of the neighborhood in doing a new amendment ballot, assembling a new amendments to the declaration commission is one of our priorities. We are creating new applications, a new process of reviewing applications, and thinking of creative ways to build engagement. This will all be ready to go by the next meeting.

In reviewing financials we think that a reserve study as well as an audit is in our best interest. We haven't had an audit in quite some time and it is suggested one is performed when you get a new property management company, as well as when there is a major change in the board. Bids for those will also need to be compiled. We also implemented a dual approval process for all invoices and payments that the board makes. The president and treasurer now have to approve all payments along with the property manager. Our fiduciary duty is our most important job as board members and we take it seriously.

We plan on continuing to build relationships with neighbors, so our Welcome and Events commission is also being restructured. This commission has sat dormant for over a year. To accommodate the many fun activities we are brainstorming, the events budget will be expanded. To offset some costs we are networking with business owners within our neighborhood who have offered free or discounted services.

If you've made it this far in my report (it's a lot I know), thank you for your continued support, and your patience as we make some necessary changes.

If you have any questions or concerns please send them to info@lakewoodprairiehoa.com

Yours Sincerely,
Christina Driscoll
BOD President