



Lakewood HOA Annual Meeting
May 17, 2018

Meeting Minutes

The Lakewood HOA convened at 6:05 p.m.
A quorum of HOA members were present.

Board Members present:

Lance Weatherton (President), Rick Couvillion (Treasurer),
Steven Saar (Landscape Chair), Melissa Noble

Board Member absent:

Kim Schrock

Officer present:

Hailey King, Secretary

Committee Members present:

Candy Harrell, Pat Molle

Financial Report

(explanation and discussion led by Rick Couvillion, treasurer)

- Motion to accept report as read - Bill Clark, 2nd by Nancy Wood, all in favor

Landscaping Report

(explanation and discussion led by Steven Saar, landscaping liaison)

- New manager for our property through Grey Barn
- Irrigation 4 days per week, and will increase as needed
- Working to remove dead or dying plants. Grey Barn will remove at no cost per owner's request to Steven
- Designed plans for entry way and for circle obtained and to be implemented after Steven obtaining quotes for labor.
- Per owners' requests, Grey Barn will propose a discounted price for trees planted on unirrigated land (specifically the small patches of landscape at the back of some houses). Motion was made to pursue this proposal for tree suggestions and professional direction regarding planting in these areas - Bill Clark, 2nd Brenda LaRouche, all in favor

Retaining Wall

(explanation and discussion led by Hailey King and Lance Weatherton)

- The retaining wall has been examined by at least three qualified individuals including engineers and construction personnel. This includes at least one remunerated

engineer's opinion at the request of the Board. The conclusion is that a time line of repair, maintenance, and replacement as needed is funded and implemented.

- Motion to spend up to \$6,500 to install drainage holes, replace and repair detached facade, and replace and repair capstones (to begin within 2 weeks) - Bill Clark, 2nd Tom New, all in favor.

Bills of Assurances and Protective Covenants

(discussion led by Lance Weatherton, Candy Harrell and Melissa Noble)

- To protect the integrity of the Lakewood community, written notices will be mailed to owners when protective covenants are ignored. 1st and 2nd notices will be mailed in appropriate intervals to allow the owner time to rectify the specific issue. A third notice will be sent by an attorney, incur a substantial fine, and will be filed as a property lien if the issue is not resolved within 60 days.
- The enforcement process for the protective covenants will be outlined and explained in a letter to all owners by the Board president.
- Lakewood protective covenants cover many aspects of ownership such as changing the exterior of owner property, conducting any business enterprise from home including short-term rentals, parking restrictions, and maintenance of the property. All owners whether resident or landlord must be in compliance with the covenants.
- Some issues that get resident complaints are covered by City of Fayetteville ordinances. Nuisance noise and parking problems (on city streets) are two examples. If the problem cannot be solved through discussion with one's neighbor, then read the ordinances online and find out what the City requires.

Nominations for Board positions

- The following nominations were made for Board positions for 2018-2019: Paul Wood, (by Joel Wood, 2nd by Candy Harrell), Lance Weatherton (by Candy Harrell, 2nd Bill Clark), Steven Saar (by Tom New, 2nd Mark O'Connor), Candy Harrell (by Lance Weatherton, 2nd by Hailey King)
- Melissa Noble is a continuing Board member.
- Nominations closed. (by Lance Weatherton, 2nd Candy Harrell)

Meeting adjourned at 8:15 p.m.