



## **Lakewood HOA Annual Meeting Minutes 2 June 2020**

### **AGENDA:**

- A. Welcome, sign-up information, Lakewood History (development information)
- B. Introduction of Current Board Members, and of residents and recognition of Pat Molle's service to this neighborhood.
  - B.1. Last year's minutes, vote to accept by acclamation, vote... record.
- C. Announcement of Board positions that are open (2), and how those positions will be filled (just the positions are filled, then the board determines the offices held at their first meeting after annual meeting). I plan to nominate Donn Johnson. Please plan to nominate or 2nd a nomination for the other two positions.  
OR, let me know if you would like to be nominated!
- D. FINANCIAL REPORT - Tom Green - Go over the dates of the fiscal year, due dates, late fee.
- E. LANDSCAPING REPORT - Steven Saar - Primary issues, improvements made, improvements planned for next year, a description of your job as liaison w/GrayBarn and how many hours you spend. And, tell them how much per yard, per house is spent for services.
- F. Other Property Improvements - Ted Brumbelow, Patty Duffy
- G. Property Inspections done by Board and residents - Candy - will include reference to the covenants, website, city ordinances, covenant amendments and additions (contact information for all people who live here). People who are here can pick up their property evaluation (if I have them ready...) otherwise it will be put in their mailboxes.
- H. Nomination of board members for 2020 - 2021 fiscal year..... record nominations. If more than two people are nominated, then people present will write down their votes, and they will be counted at that time, and the 2 positions elected will be announced. (This has never happened since I've been here!)

---

**Meeting was called to order at 6pm - Candy Harrell, LHOA President**

### **A. Welcome - Candy Harrell (LHOA President)**

- Ted Brumbelow had LHOA homes present to sign in resulting in more the required quorum of 17.8 homes or 20% of 89 homes in LHOA
- 7 May 2019 LHOA Annual Meeting minutes (handout)
  - There was no motion to accept the 2019 Minutes

### **LHOA history, new neighbors, old friends:**

- Normally the spring annual meeting occurs in May, but was delayed due to Covid-19 pandemic
- LHOA began in 2010
- LHOA website: www.faylakewoodpoa.com has a webmaster – Laura Rowe
- 89 houses in LHOA
- 21 (24%) rentals / leased – LHOA board needs owners to provide contacts for their renter/leasee
- 5 board position
- LHOA meeting objective is to nominate two board members
- Review LHOA bills of assurances and covenants & annual dues
- 10 years ago, the LHOA annual dues was \$600 and raised to \$700 in the last four years
  - Submit dues to LHOA by March 1, \$50 late fee after May 31
  - Collected 100% of dues

**B. Introduce current LHOA board members – Candy Harrell (see emails in Appendix):**

- Position 1: Candy Harrell - Interim President and Secretary - *going off the board*
- Position 2: Steve Saar – Chair of Landscape Committee & liaison with The Grey Barn and irrigation companies - *going off the board*
- Position 3: Tom Green - Treasurer
- Position 4: Jackie Gammill – on Landscape Committee
- Position 5: Ted Brumbelow – chair of Architectural Control Committee
  - LHOA President and Treasurer must be LHOA Board members
  - Landscape Committee, Liaison with The Grey Barn and irrigation companies,
  - Architecture Control Committee and Secretary can be filled by helpers to the board
- Recognized Helpers:
  - Donn & Paula Johnson – johnson.donn@gmail.com pejohns@uark.edu
  - Nancy Ogden Baber – jrbaber@gmail.com
  - Laura Rowe, IT Webmaster – laura.rowe@tyson.com
- Goodbye to longtime owner, Pat Molle

**C. Financial report - Tom Green - Treasurer (handout)**

**Details of Financial Report:**

- We have drawn the balance down over the last three years from \$22,000 to \$13,000
- Dying trees on Randall drive will be removed by the city
- Board will decide on expenses / repairs / landscape on using dues
- Tom indicated he will remain as LHOA treasurer for one more year
- Tom described the expenses in the middle column 2019 to 2020 in handout
  - Beginning balance for 2019/2020 = \$20,832.83, end of year balance = \$17,389.66
  - 2019/2020 dues deposits = \$62,300
  - Late fees = \$300
  - Rebate = \$3,512
  - **Total income = \$86,944.83**
  - Expenses for 2019/2020 totaled \$69,555.17:
    - Insurance/liability for neighborhood and board = \$1,935

- Certified Mail out to request late dues = \$11.30
- Website = \$75.18/year
- The Grey Barn Landscaping = \$45,656 (back pay of \$3,812 from 2019)
- Tree trimming/removal = \$1,800
- Irrigation repairs/backflow certified = \$3,565.31
- Clean out ravine in front of tree houses = \$1,350
- Landscape improvements to roundabout on Frontier Elm = \$5,487.50
- Water utilities = \$9,650.80
- Expenses for current fiscal year 2020/2021:
  - May, purchased 5 dog waste stations = \$680
  - May, landscape improvements to LHOA entrance garden = \$6,700
  - Contract increase of \$70 to The Grey Barn = \$42,842.80
  - Projected - clean out ravine in front of tree houses = \$1,350
  - Projected - tree trimming = \$250
  - Projected - irrigation repairs/backflow certified = \$3,500
  - Projected - water utilities = \$10,000
  - On 1 March 2021, the projected LHOA balance will be \$13,200.15
    - \$1,000 – city requires all irrigation checked for proper backflow
    - Fiscal year starts 1 March, so need a three-month LHOA balance to cover expenses from 1 March to May 31 until all dues are received
    - Suggest maintaining a \$20,000 balance in the future
    - Attempt to avoid special assessments for repairs in LHOA

**Candy Harrell** – talked about individual house inspections and obvious needs for repairs:

- Need to power wash driveways and sidewalks in front of each home – it was suggested that LHOA could pay to have this done
- We have reasonable LHOA dues which mostly covers landscaping and irrigation

#### **D. Landscaping report - Steve Saar**

- Steve will continue to assist as liaison to irrigation company since he knows all the irrigation water zones
- Spend \$3,500 to \$4,000/year on irrigation renovation
- In past, spent \$6,700 to prune 600+ trees and remove dead trees along streets in LHOA
- Thinks LHOA will pay to remove dead trees on Randall and city plant new trees
- The Grey Barn will mow on Wednesday this year and they will repair dead spots in grass
- 22 June, irrigation company return to repair rest of leaks and broken spray heads
- Reminded owners to submit plans for landscape changes to the Landscaping Committee
- Suggested improvements:
  - Fix dead grass spots – estimated cost of \$500 per home to put in topsoil and fescue sod but need homeowners to water new grass
  - Install solar lights in entry garden to illuminate Lakewood sign and in roundabout to illuminate the trees
  - Changeable owner notice board (information kiosk) at Lakewood entrance on Lantana Lane
  - LHOA could purchase a commercial power washer to lend out to owners
- Steve described the role of the landscape liaison position:

- Watch The Grey Barn and interact their manager to implement owner concerns/requests
- Meet with irrigation company to maintain system
- Follow up with concerns
- Spends 2-3 hours/week as liaison
- Steve noted that owners can request that The Grey Barn:
  - Not mow or use of weed trimmer (whacker) on yard
  - Not trim trees if you keep them pruned
  - To use push mower on some yards to prevent rutting

**E. Other property improvements - Candy Harrell:**

- Recognized Ted Brumbelow for installing three dog waste stations – still 2 more stations to install (4<sup>th</sup> station may go in northwest corner along alley wall – still trying to identify best location for 5<sup>th</sup> station) –
  - Noticed less dog waste since installations
- Recognized Patty Duffy who fell due to raised sidewalk joint. Patty immediately informed Fayetteville Street Department about multiple unsafe, raised sidewalk joints in LHOA. As a result, the city evened out slightly raised sidewalk joints or replaced greatly raised parts of sidewalk in our Lakewood subdivision. Patty thanked the city for completing the sidewalk repairs so quickly.
- City of Fayetteville has a leash ordinance for cats/dogs – no loose pets, so keep cats in house
- If you see loose pet, you can call Animal Control or catch loose pet and turn it in to Animal Control

**F. Sagely Place and Zion Road - Lance Weatherton (an architect and past LHOA President)**

- Sagely Place updates – starting to list homes at price of \$170 sq ft, dimensions from 1600 to 2000 sq ft fo 25’ x 60’ lots, similar home layouts as in Lakewood subdivision
  - 110 homes planned over three phases
  - No pool evident in current plans on Sagely Place website
  - Should have sidewalks
  - North narrow alley is one way to west
  - Someone asked about speed bumps – Lance or Candy said city discourages speed bumps at request of police and fire departments – members of LHOA need to go to city council to get speed bumps or tables approved
  - Will place on LHOA website a PowerPoint of changes to Sagely Place
  - Lance knows the developer of Sagely Place

**G. Exterior residential yearly improvement requests - Candy Harrell**

- Board members and helpers inspected exterior of all 89 homes in LHOA
- Soon, Board will email owners a copy of suggested external home improvements
- Reminder – city of Fayetteville ordinance - within 24 hrs after trash pickup on Monday, move trash can from curb to garage or behind fence (out of site)
- By 1 July, owners should apply black gloss spray paint to weathered mailbox (apply readable house numbers) and all weathered exterior lights (be careful and try not to break glass globes – you would have to replace whole light fixture). *Patty Duffy has painted*

*her mailbox and offers to help others paint. If you prefer, LHOA will have these painted and charge owner \$50/mailbox.*

- Some mailbox doors are broken and need to be repaired. It costs \$400 to replace a mailbox, but much less to repair the door.
- Make sure roofers clean up roofing debris

#### **H. Nomination of board members from the floor at the meeting**

- 2 LHOA board positions open – 2-year term from 2 June to May 2022
  - Candy Harrell nominated Donn Johnson, and Nancy Ogden Baber seconded nomination
  - Nancy Ogden Baber nominated Lauren Sandore, and Nancy Ogden Baber seconded nomination (later, Lauren removed her nomination, but will be a helper)
  - Ted Brumbelow nominated Patty Duffy, and Paula Johnson seconded nomination
- Candy Harrell moved that nominations cease, and Melissa Nobel seconded.
- Candy also suggested that the LHOA needs five board helpers – anyone can be a helper that would attend monthly (or as needed) LHOA board meetings
- Candy Harrell said the LHOA Covenants state that at the next LHOA Board meeting the LHOA Board of Directors will discuss each nominee, then vote on the Board of Director member that will serve as the 2020-2021 LHOA President.

#### **I. Block party status:**

- Jackie Gammill is organizing the LHOA block party for an evening in future

#### **Owner Questions:**

- Does the LHOA have a Facebook page?
  - Yes - *Lakewood Homes Homeowners Association* - Private Group on Facebook
  - Joel and Gina Wood are administrators – you can request to Join if you are a homeowner or renter/lease in LHOA.

#### **Meeting adjourned at 8pm**

Respectfully submitted, Donn Johnson

---

### **Appendix: Contacts for Lakewood HOA**

#### **BOARD MEMBERS:**

- Candy Harrell – 2019-2020 President and Secretary  
Email: president@faylakewoodpoa.com
- Tom Green - Treasurer; Email: treasurer@faylakewoodpoa.com
- Steven Saar - Liaison to The Grey Barn Landscape Company,  
Email: landscaping@faylakewoodpoa.com
- Jackie Gammill - Email: jackiegammill416@gmail.com
- Ted Brumbelow - Email: acc@faylakewoodpoa.com

#### **LANDSCAPING COMMITTEE**

- Steven Saar - Chair, Email: landscaping@faylakewoodpoa.com
- Jackie Gammill - Email: jackiegammill416@gmail.com

#### **ARCHITECTURAL CONTROL COMMITTEE**

Ted Brumbelow - Email: acc@faylakewoodpoa.com

#### **HELPERS:**

- Donn & Paula Johnson - Emails: johnson.donn@gmail.com pejohns@uark.edu
- Nancy Ogden Baber - Email: nws64@hotmail.com

- Laura Rowe, IT Webmaster - Email: [laura.rowe@tyson.com](mailto:laura.rowe@tyson.com)
- Pat Molle - Email: [pat.molle01@gmail.com](mailto:pat.molle01@gmail.com)
- Tom and Jane New - Emails: [tom.new@att.net](mailto:tom.new@att.net) [jelnew@att.net](mailto:jelnew@att.net)
  - Joel & Gina Wood – Email: [jgwood1951@gmail.com](mailto:jgwood1951@gmail.com) administrators for Private Group LHOA Facebook page