



Lakewood HOA Annual Meeting on May 6, 2021, 6 p.m.

I. **LHOA Owners sign in on sheet** (had 29 attendees so met *quorum* > 18 owners)

II. **Introductions**

Donn Johnson, HOA President, opened the meeting by introducing the Board members, helpers and attending homeowners:

Donn Johnson – President

Patty Duffy – Landscaping

Ted Brumbelow – Architectural Control, Pet waste stations (has served 2-year term)

Tom Green – Treasurer (has served 2-year term)

Jackie Gammill - Board Member (resigned April 2021) – open board position

Lauren Sandor – Secretary/helper

Laura Brandt – IT helper

Joel and Gina Wood – HOA Facebook page

Attendance - 29 Lots (Owners) Represented:

Green 4340 Canna, Weatherton 2408 E Frontier Elm, Cadle 2416 E Frontier Elm, Groninger 2423 E Frontier Elm, Sanders 2424 E Frontier Elm, Sandore 2431 E Frontier Elm, Conrad 2439 E Frontier Elm, Hayes 2447 E Frontier Elm, Morgan 2454 E Frontier Elm, Larson 2463 E Frontier Elm, Weaver 2479 E. Frontier Elm, Phillips 2495 E Frontier Elm, Scott 2519 E Frontier Elm, Douglas 2522 E Frontier Elm, Noble 2530 E Frontier Elm, Brumbelow 2572 E Frontier Elm, Caruthers 2583 E Frontier Elm, Roark 2588 E Frontier Elm, Couvillion 2620 E Frontier Elm, Coats 2668 E Frontier Elm, Saar 2684 E Frontier Elm, Schaffer 2506 E Frontier Elm, Chen 2567 E Frontier Elm, Duffy 2596 E Frontier Elm, Day 2676 E Frontier Elm, Johnson 2554 E. River Birch, Smith 2602 E. River Birch, Gowen 2450 Zion, Tolliver 2486 Zion

III. **Treasurer Report** (*handout in Appendix 1*) – Tom Green

▪ 2020-2021 Income/Expenses

Tom Green gave an overview of the HOA budget. The HOA year end is 2/28/2021. He reviewed deposits – LHOA member annual fees; expenses – insurance, minor expenses, PO Box fees, website, waste station bags, and landscaping. Grey Barn landscaping expenses total about \$42,000 per year. Irrigation water and repairs were a major expense since we are dealing with an aging system. The annual member fees of \$800 are due by May 31st.

IV. **Landscaping / Irrigation Report** – Patty Duffy

- Landscaping improvements for front beds were mentioned.
- Many shrubs and hedges were killed by the winter low of -20 F:
 - Patty Duffy sent order form this week to owners for dead plant removal/replant (deadline May 10)
 - LHOA will pay to remove a several dead trees and two common area long hedges on Canna (2623 Frontier Elm) and between Frontier Elm and Zion alley (2559 Frontier Elm).

The Grey Barn contract has increased by \$200 per month. Lakewood HOA has two contracts in force at this time:

- **The Grey Barn Contract** (\$46,670) landscaping contract tasks:
 1. Mow (common turf and side yards), trim, edge, blow and debris removal - 28 times/yr
 2. Leaf clean-ups – 2 times//yr
 3. Prune shrubs & small trees (<15 ft) – 2 times/yr
 4. Top dress mulch – 1 time/yr
 5. Off season leaf removal – 4 times/yr
 6. Turf applications (weed control/fertilization) – 5 times/yr (so far, early Feb. & last week)
 7. Summer flowers in May or fall flowers in October
 8. Grey Barn will remove dead hedge/shrubs/perennial flowers and plant new plants
- **ABI Systems Advanced By Irrigation** (\$2,050 + \$1,000 repairs) – Donn Johnson
 - April - Set out 11 backflow prevention devices
 - Program watering frequency/duration of 10 irrigation controllers
 - Run each controller to insure optimal coverage of sprinkler heads
 - Annual summer scheduled system check-up
 - Reprogram controllers to insure adequate watering during summer heat and drought
 - Adjust all watering zones as needed
 - By June 30 – ABI will certify that all 11 backflow prevention devices are in working order & repaired as needed (compliance with City of Fayetteville – purpose is to keep our water resource safe from contaminants)
 - October winterization
 - Blow water out of lines with air compressor
 - Remove and store backflow devices
 - Turn off irrigation controllers

Repair irrigation system: Irrigation system along Zion Road was damaged by Zion Road Improvement Project. Getting estimate (at least \$3,500) and will have ABI Systems install new irrigation system along Zion Road to irrigate homes along Randal Place ASAP and maybe irrigate long turf/tree strips along Zion and Lantana. *We will negotiate with the city of Fayetteville to get some reimbursement for these repairs. This is another reason for the increase in dues this year.*

- v. **Nominations and Vote for 3 Board Positions** – Donn Johnson
- Jackie Gammill stepped down from her LHOA Board position in April
 - LHOA Board position terms ending in June for Tom Green (treasurer) and Ted Brumbelow (chair of architecture Change Committee)
 - The floor was opened for nomination and three LHOA residents said they would serve:
 - Fran Caruthers, Nick Gowen and Paula Johnson
 - Opened the floor for other nominations, but none were nominated
 - Hearing none, entertained motion and all were in favor to close nominations
 - Since we had an uncontested slate of officers,
 - Motion: it was moved that these three candidates be accepted by acclamation – Unanimous Approval

Welcome our New Board Members: Nick Gowen, Fran Caruthers, and Paula Johnson
At the May 2021 Board meeting, the board will decide which committees and officer positions each board member will head up/join.

vi. **Continuing business:**

- Please spray paint your dingy or rusty mailboxes with Rust-Oleum gloss black paint.

VII. New Business

▪ LHOA information to owners

Review of covenants:

1. **Assessments** – regular base assessment shall be paid annually
 - a. The board may increase base assessment amount as deemed appropriate to cover escalation of prices of services (raised from \$700 to \$800 this year)
 - b. *Mark your calendar – 2022 dues deadline will be earlier at March 31, 2022 (May 31 was a typo in recent years)*
 - c. After March 31, the owner will be charged a late fee of \$75
 2. **Architecture Control Committee (ACC)**
 - a. LHOA Board can appoint 2 to 5 committee members
 - b. **Function:** no improvement or alteration or repainting of exterior of dwelling/building/structure or landscaping performed without submitting to the ACC complete building plans (design, height, materials, color scheme, location) and/or landscape plan (proposed plants, plant sizes, grading, fencing). Bermuda or Fescue sod, as deemed appropriate, is required in all lots.
If ACC approves plan, it issues a permit to commence the construction
 - c. *LHOA maintains fertilization and irrigation of sod plants and trees installed during construction of each Dwelling, other than landscaping located in side yards and mows grass in front and side yards (owner allows free access)*
 3. **Noxious activity** – do not throw garbage, trash, rubbish, landscape waste on any LHOA lot or common area – *place in container designed for garbage pickup on Monday*
 4. **Mailbox** – keep in a good state of repair by the Owner (*use glossy black spray paint*)
 5. **Dog encounters** – dogs need to be on leashes
Running At Large Prohibited - *City of Fayetteville ordinance 92.22: It shall be unlawful for the owner or person having charge of any dog or cat to permit or allow such dog or cat to run at large within the corporate limits of the city at any time.*
 6. **Pet waste** – there are 5 pet waste bag stations located in the HOA for pet owners to use for their pet's waste – *please pick up pet waste including along the alleys*
City of Fayetteville ordinance 92.06: The owner of an animal shall be responsible for the removal of any excreta deposited by his animal(s) on public walks, recreation areas, public parks, or private property.
- **Open Discussion** – LHOA Concerns / Suggestions
 - **Paint Fire Hydrants** - We will be painting the four fire hydrants located in the HOA. Patty Duffy asked for volunteers – Fran Caruthers, Steve Saar, and Paula Johnson volunteered.
 - **Utility covers** – Patty Duffy asked for comments on the “mock” rocks she placed over the utility boxes in her yard. Residents asked for these mock rocks to cover the irrigation backflows in their yards (safety and aesthetics).
 - **Use HOA Facebook** to list painters, landscapers, electricians, etc., (with short reviews) that folks would recommend. Install information station (glass front) with current volunteer opportunities, suggestion box, book exchange, etc.
 - **Have a neighborhood cook out/potluck this summer.**
 - **Power washing** – Cody will finish on 5/8/21.
 - **Reviewed HOA covenants**
 - Yard signs (“sign” is very ambiguous term so no changes now - expensive to amend HOA covenants)
 - No parking on grass – HOA and City of Fayetteville ordinances.

Adjourned 7:15 p.m.

Appendix 1: Past and Current 2021/2022 Budgets, income and expenses

	2021/2022 Budget	April 2021	March 2021	Last Year (20/21)	Prior Year (19/20)
Balance at start of fiscal year	\$9,503.06	\$12,578.99	\$12,578.99	\$17,389.66	\$20,832.83
Income					
late fees			\$ -		\$ 300.00
Deposits in 20/21 for 21/22			\$ -		\$ 7,700.00
2021/22 Dues Deposits	\$ 71,200.00	\$ 45,600.00	\$ 28,800.00	\$ 62,300.00	\$ 54,600.00
Homeowner Landscaping				\$ 2,930.00	
POA Dues Receivable		\$ 25,600.00	\$ 42,400.00		\$ -
Full Year Estimate	\$80,703.06	\$83,778.99	\$83,778.99	\$83,999.56	\$86,944.83
Expenses					
General Administrative					
Insurance	\$ 2,000.00	\$ 2,001.00	\$ 2,001.00	\$ 1,947.00	\$ 1,935.00
Copies	\$ 60.00			\$ 37.87	
Certified Mailout/Postage	\$ 100.00			\$ 54.32	\$ 11.30
PO Box Rental	\$ 190.00	\$ 188.00	\$ 188.00	\$ 148.00	
Website	\$ 80.00	\$ 60.00		\$ 75.18	\$ 75.18
Welcome Baskets	\$ 200.00				
Special cases (2020 Dog Wst Stations)	\$ 100.00			\$ 730.65	
Landscaping					
Contract	\$ 46,670.52	\$ 10,911.83	\$ 7,180.08	\$ 39,277.12	\$ 45,656.00
tree trimming/removal	\$ 1,000.00			\$ 930.00	\$ 1,800.00
irrigation repair/backflow	\$ 3,050.00			\$ 7,614.68	\$ 3,565.31
entrance re-stain				\$ 45.88	
ravine/treehouse cleanup					\$ 1,350.00
Landscaping Improvements	\$ 4,000.00			\$ 6,950.00	\$ 5,487.50
Homeowners Landscaping/Improvmts				\$ 3,264.23	
Utilities					
Water	\$ 11,000.00	\$ 267.96	\$ 133.98	\$ 10,345.64	\$ 9,650.80
Total Expenses	\$ 68,450.52	\$ 13,428.79	\$ 9,503.06	\$ 71,420.57	\$ 69,555.17
Expenses vs Current Year Income	\$ 2,749.48				\$ (2,690.77)
Balance	\$12,252.54	\$44,750.20	\$31,875.93	\$12,578.99	\$17,389.66
2018-19 Annual Dues	\$ 800.00	\$ 800.00	\$ 800.00	\$ 700.00	\$ 700.00