

ANNUAL LAKEWOOD HOMEOWNERS ASSOCIATION (LHOA) MEETING
Thursday, June 23, 2022, at 7 p.m.
Fellowship Hall of Emmanuel Lutheran Church, 2901 E. Zion Rd., Suite 17

Introductions Donn Johnson

7pm, Donn Johnson, LHOA board president, called the meeting to order and recognized current board members, helpers, and those stepping down from the board.

- Tom Green – Tom has been a great asset to our Association and tried to keep us in the black in spite of unexpected expenses including an aging irrigation system that was further damaged by Zion Rd. Project, costly removal of many -20° F freeze-killed trees, and lawyer fee to appeal the Randal/Zion LSIP Development.

Ending their 2nd year of a 2-year term on LHOA Board are:

- Donn Johnson served as president & liaison to ABI Systems irrigation

The LHOA Board will select a new president at the next Board meeting.

- Patty Duffy was liaison to Grey Barn and gave them a list of “no Trim” yards. She and Donn worked with Four Seasons Tree Service to remove dead trees.

End of 1st-year of 2 yr term –

- Paula Johnson, Welcome Committee, external house evaluations and get LSIP signatures and put up with me as president.

- Fran Caruthers, assisted in acquiring signatures for appeal of the LSIP and evaluating exterior of house, and she wants to start a LHOA Social Committee

Assistants/Helpers:

- Laura Rowe Brandt, LHOA Webmaster and IT support

- Joel Wood & Gina Green, LHOA Facebook page

- Lauren Sandore, volunteer LHOA secretary

- Kim Coats, Archie Schaffer and Lance Weatherton for working on the LSIP appeal

- Nancy Ogden for canvassing Lakewood for signatures for our LSIP appeal

- Linda Leavell, thanks for picking up sticks along Zion Rd sidewalk

- Others that called Riggins or Tri-Star about trucks damaging LHOA trees and circle garden and getting Tri-Star to cut grass along Zion Rd and fill potholes with gravel.

There was a quorum with 28 Lots (designated votes) represented.

The LHOA bylaws require a quorum of 20%, or 18 voters of the 89 voting members or Lots.

Patty read from the sign-in sheet and allowed each LHOA owner and guest to introduce themselves. There were 32 Lot owners and guests present and 3 Lot owners that participated online via Teams.

▪ **Review of Bylaws of Lakewood HOA** says, every owner of a Lot shall be a Member of the LHOA with each entitled to one (1) vote, regardless of whether or not ownership of the Lot may be divided.

▪ If a Lot is owned by more than one person, the owners shall designate one of themselves as the “Voting Member” for that interest. Only the Voting Member shall be entitled to the vote attributed to a Lot

▪ Quorum – The presence at the meeting, either in person or by proxy, of 20% (18 voters or Lots) of the 89 Voting Members or Lots.

• All proxies shall be in writing or email and filed with the secretary before the meeting.

Treasurer’s Report (attached) - Tom Green

Tom Green, treasurer, who is stepping down from the board, went over the treasurer’s report and noted several unexpected expenses. Tom advised that the LHOA may need to raise dues next year from \$800 to \$900.

Summary of Lakewood 2021/22 End of Year Financial Report: 1) Report below shows 28 February End of Year balance. 2) We had budgeted a +\$2749 excess income receipts to expenses. We finished -\$7176 deficit, for a \$10,000 miss on budgeting. 3) The major overspends were: - \$3922 legal fees for trying to block the LSIP development at Randal and Zion - \$3980 irrigation repair/backfire - \$1508 Grey Barn contract, due to missing a payment last year so it fell in this fiscal year’s expenses. 4) Minor overspends in Admin, mail outs, social, water, and tree trimming. 5) Good job by Patty Duffy managing checks from homeowners for landscaping plant removal and replacement by Grey Barn. 6) Even though irrigation is overspent, good job by Donn Johnson to minimize spending (city installed a new water meter at their expense of \$2,600 at 2618 Randal) with all the problems caused by Zion Road Improvement project. 7) We start the fiscal year with a \$5,934 balance, and project to end this year at \$8,997 balance.

We need annual dues increased at least 10% to \$880.

End-of-yr balances are going down significantly each year from \$22,532 in 2017 to \$20,832 in 2018 to \$17,389 in 2019 to \$12,578 in 2020, and to \$5,934 in 2021.

Next year’s draft budget is attached with columns for both \$800 and \$900 annual dues (Appendix 2). The LHOA end-of-year balance with \$900 would be @ \$13,200 which would allow for significant cost increases. Beginning balance line is actual (no early deposits included) - insurance is actual for year - P.O. Box is actual for the year. We continue to experience rising costs of landscaping and irrigation repair:

- Landscaping increase by Grey Barn from \$39,510 in 2017 to \$47,873 in 2022 = \$8,300 increase
- Water bills increase from \$10,000 to \$11,500 / yr due to some leaks and recent droughts
- Irrigation repairs increase by @ \$5,000 from \$2,166 in 2017 to

\$7,579 in 2021 with \$4,536 spent to date in 2022. Additional irrigation repairs expected:

- install a \$500 leak preventer at 2596 Frontier, \$500 new backflow at 2439 Frontier, 4 new rain sensors, spend @ \$5,000 or more to design and install irrigation system along Zion after road completed (Irrigation committee will try to get city to compensate LHOA for some of that cost),
- Fix retaining wall – replace cap stones and prevent further leaning of several wall sections (trying to get repair estimates)

Landscaping/Irrigation - Donn Johnson gave an update for Patty Duffy

- Overall, I believe this subdivision looks well kept.
- I would like us to give Patty Duffy a hand of appreciation for her two years as LHOA landscape coordinator. THANKS PATTY
- We have seen many landscape changes that added beauty to our neighborhood. Many of you are enhancing your yards with flowers and shrubs to add individuality.
- The LHOA president greatly appreciated Patty's commitment to work with owners and Grey Barn to remove/replant over \$6,000 of shrubs in Lakewood. Patty encouraged owners to add additional live flowers to their front yards and answered many horticultural questions. The replacing of dead shrubs with live shrubs by Grey Barn has been an unbelievable improvement to our neighborhood. Remember to water those new plants daily for a couple weeks.
- As we look back, our sidewalks were repaired by the city to minimize tripping hazards and we paid to get sidewalks clean by power washing.
 - All fire hydrants were painted (paint supplied by city) and some utility covers were painted green (our cost).
- Grey Barn has been working diligently to beautify and maintain our front and circle landscape gardens. They mulched, trimmed trees, pampas grass and shrubs, and gardens. Board will inform you when trimming occurs in June and mid-winter so you place your red stake by the sidewalk indicating "No Trim" to Grey Barn. You can store red stakes inside between trimmings.
- Grey Barn is mowing/blowing fescue grass 28 times during season – no mowing some weeks due to heat stress that causes slow fescue grass growth. On 22 June, Grey Barn trimmed shrubs, some pampas grass, holly trees, branches touching balconies, and low limbs overhanging the street that could be damaged by big trucks.
- The landscape committee takes requests and gives suggestions to Grey Barn and they try to accommodate us. • We compliment Grey Barn when they do a good job.
- Patty and I worked with Four Seasons Tree Service to remove 4 dead trees along Frontier and 2 large dead trees along Zion, pruned dead branches from maple trees along Randal Place and from weak plum trees.

ABI Systems Irrigation - Donn Johnson

- o On 11 April, ABI set out and certified our 12 backflows, set watering durations for each zone to water on M/W/F.
- o On 11 May, ABI fixed a major leak by a valve at 2530 Frontier, two leaks along Zion Rd tree houses and fixed another on 20 June.
 - o Our irrigation system does not always adequately water everything in front yards especially during this drought. Owners need to watch for plant wilting or grass browning and water those plants as needed or inform the Board to see if they can adjust watering time if too dry or too wet.
 - o On 21 June, ABI instructed Donn to add Thursday watering to all controllers and increase watering times to deal with this current drought. We may have to add more days of watering.
 - o On 22 June, Grey Barn removed dead/dying shrubs and replanted (owner bought plants). Please water these new plants daily for 2 weeks if they show signs of wilting because our irrigation may not be adequate.
- o Let Donn know if you notice an irrigation leak or nozzle not watering.
- o Donn is looking for a volunteer to assist with morning watering (every two days) of front garden, turf along Lantana and river birch trees/turf along River Birch.
- o After Zion Rd. Improvement Project is completed, the March 2023 budget will need designated funds of up to \$8,000 to redesign and fix the damaged Irrigation system along Zion Rd. We will work with ABI and the city to design the system and share installation cost.

Annual Meeting minutes of May 6, 2021

There was a motion made and seconded to approve the Annual Meeting minutes of May 6, 2021. Those minutes were approved unanimously.

2022 Suggested House Improvements

Fran Caruthers went over the improvements form used to make constructive **suggestions** to owners. Common among these were painting mailbox and light outdoor fixtures, adding house numbers on alley side, repair/replace downspouts or rain splashes, stain or paint or repair wood fences, power washing, gutter cleanout and landscaping.

Social Committee - Fran Caruthers

Next, Fran asked if those interested in social events would send their names and suggestions to her via email or text to her phone. Several homeowners voiced their interest.

Nominations and Election of Board Members

As of June 23, 2022, there are four board openings. Since only one owner, Scott Terry, expressed interest in serving on the board, he was accepted unanimously by a voice vote of 28 Lots represented in-person or online.

Mailbox Painting - Candy Harrell

Candy was recognized to talk about painting dingy mailboxes. She informed the residents in attendance that she had found a college student who had agreed to paint the mailboxes for \$50 for a single box or \$75 for a double mailbox. She has volunteered to be the supervisor of the project and would make sure all numbers on the mailboxes would be uniform.

Covenants and Helpers - Candy Harrell

Candi talked about the Covenants and ways to get people to transition to board positions by being helpers to the Board.

LSIP appeal - Kim Coats

Kim Coats updated the membership on the LSIP appeal.

Adjourned at 8:30pm

Respectfully submitted,

Fran Caruthers
Acting Secretary