

LAKEWOOD
BOARD OF DIRECTORS MEETING
MINUTES FOR Thursday, October 29, 2020

The Lakewood Board of Directors meeting was called to order by President Eric Koppa at 6:32 PM.

1. Roll Call

Board Members Present	Eric Koppa – President Steve Hensen – Vice President Stephanie Anderson – Treasurer Ginny Palumbo – Secretary Scott Geiger – Director Carin Tio – Interim Director
Not present:	Amy Volkmann – Director

2. APPROVAL OF MINUTES:

Motion to approve by Eric Koppa and seconded by Scott Geiger

Ayes: Koppa, Hensen, Anderson, Geiger, Tio, Palumbo

Nays: None

Motion Carried

3. OLD BUSINESS:

Lakewood Closure

1. Have the piers been pulled? Scott Geiger to check on Friday, October 30, 2020.
2. Steve Hensen and Amy Volkmann to take swings and volleyball net down and remove the wooden signs.
3. Water has been turned off for the season.

Gate Quote for pedestrians exceeds the budget. Entrance Systems quote: \$9,950.00 to add two 8 ft. panels, adjacent to main gate to adhere to code requirements, plus pedestrian gate, key card reader and pinpad, plus 6 ft. panel on North end of main gate to replace wooden fence. Entrance Systems would install just a key card and pinpad for \$2,500 if Lakewood board contracts with another company to install the fencing panels and pedestrian gate. Steve Hensen to contact Century Fence and other fencing companies for additional quotes.

Website administrative update:

Nothing has moved forward. Stephanie Anderson is unable to commit to updating the website at this time. Ellen Vander Heyden will continue the updates until further notice.

Eric Koppa to email local real estate managing brokers the new Lakewood homeowner welcome letter for new closings on Lakewood properties.

Amy Volkmann to send list of Adams County title companies and contact information to Ginny Palumbo to email new Lakewood homeowner welcome letter.

The current collection company will no longer handle small accounts. Stephanie Anderson has contacted a new company to take over the collection efforts for past due association fees. SNAP collections fees for collecting are very high and the past due homeowner would be required to pay those fees. Another collection letter will need to be sent within 30 days. If the homeowner does not agree to a payment plan, the collection will be turned over to the new debt collector SNAP Collections

- Eric Koppa made a motion to send a letter about the new collection agency to the delinquent homeowners. The letter will include the fees associated with collecting the amount in arrears. If after 30 days a payment plan is not agreed upon, the collection will be turned over. This was seconded by Carin Tio.

Ayes: Koppa, Hensen, Anderson, Geiger, Tio, Palumbo

Nays: None

Motion Carried

4. Lien Letters to be sent in 14 days. Do not send letters to Greg Ruszczak or Edward Tanner.

5. SECRETARY REPORT

We have not received any further issues from 1739 Cypress Lane.

Should our monthly board meeting be open to the homeowners for additional transparency?

Stephanie Anderson - No

Carin Tio - No

Scott Geiger - No

Steve Hensen - No

Eric Koppa - Neutral - does not want the meeting to be a grievance session

Ginny Palumbo - Yes

6. TREASURER REPORT.

- Nothing to report. Stephanie Anderson to begin including account balances starting with the next meeting in November.

7. **NEW BUSINESS**

Carin Tio to write next blog about winter shut down.

Eric Koppa made a motion to adjourn the meeting at 7:38 pm. This was 2nd by Steve Hensen.

Respectfully Submitted,

Ginny Palumbo
Secretary
Lakewood POA