

Lakewood POA Board Meeting Minutes

May 30, 2020

Meeting held at lakefront pavilion

Present: Koppa, Hensen, T Amderson, S Anderson, Geiger, Pugh, Volkmann

Koppa called meeting to order.

Motion to approve minutes of April 9, 2020 by Pugh, seconded by Hensen. Motion carried.

Board took time to speak with two young boys who were working on the beach and yard from Northern Bay. The Board then toured the property noting maintenance concerns and inspecting the quality of the work Northern Bay has been doing. The board agreed stumps should be removed and identified additional trees that may need to be cut next year. Emerald ash borer signs were pointed out by Geiger.

Koppa took photos to show trimming needs, mulching, and areas of concern and will discuss with Northern Bay.

Bollards will be placed on both sides of the key pad.

Todd Caskey has an estimate from an Amish contractor for the replacement of the roof.

The board acknowledged and thanked Terry Anderson and Betty Anderson for the painting of the lakefront picnic tables, planting of flowers, and installation of signs.

S Anderson reported that dues collected to date is \$22,102. Approximately 20 people have not paid. She will send reminder letters to those members and will have a deadline of July 12, 2020 before turning over to collections and filing for liens.

Board determined annual meeting site should be held at the alternative location, the lakefront pavilion, due to COVID-19. In preparation of the annual meeting, notice should be posted on the marquee, the website and Facebook. Koppa stated that the grey banner on the website needs to be changed with the meeting information. Lakewood POA members will be notified to bring their own chairs. Koppa will bring a PA system. Anyone having a pop up canopy is encouraged to bring to promote social distancing in case of rain.

The board discussed the challenges faced by previous Lakewood POA boards to obtain approval of the Sixth Amendment to the Declaration of Covenants and Restrictions. The process of approval involved obtaining signatures of support over many years to achieve 75% participation by Lakewood POA homeowners, and was finally recorded with Adams County in February 2014. The latest count of received ballots for the current Bylaw, Covenant and Restrictions, 7th Amendment update was just over 100 envelopes. Motion by Koppa, seconded

by Pugh to have voting before and after the annual meeting, in person at the pavilion for Lakewood POA homeowners who had not returned ballots or participated in voting on the Bylaw, Covenant and Restrictions, 7th Amendment updates. Volkmann stated that the residents are expecting an up or down vote and that continuous voting is not proper. Koppa stated it will be up to future boards to continue the process of amending Bylaws, Covenants and Restrictions, 7th Amendment to achieve at least 75% participation and approval before adoption is possible. Motion carried with Volkmann voting no and T Anderson abstaining from vote.

Pugh had apparel for the board to approve. She will be preparing a price sheet for the annual meeting to sell t-shirts. Proceeds from apparel sales will go to Lakewood POA reserves.

Motion to adjourn by Koppa, seconded by Hensen. Motion carried.