

LAKEWOOD  
BOARD OF DIRECTORS MEETING  
MINUTES FOR Thursday, August 27, 2020

The Lakewood Board of Directors meeting was called to order by President Eric Koppa at 6:34 PM.

**1. Roll Call**

Board Members Present	Eric Koppa – President
	Steve Hensen – Vice President
	Stephanie Anderson – Treasurer
	Ginny Palumbo – Secretary
	Amy Volkmann – Director
	Scott Geiger – Director
	OPEN CHAIR - Director

**2. APPROVAL OF MINUTES:**

Motion to approve by Eric Koppa and seconded by Steve Hensen.

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

Nays: None

**Motion Carried**

**3. REVIEW AND AMEND LAKEWOOD COMMON AREA/LAKEFRONT RULES ON WEBSITE (Trash/Short Term Rentals/Posted Speed Limit for UTV/ATV traffic, et.).**

- Rules need to be posted on the Marquee at the lakefront.
- Remove #3 - owners must display a current beach pass on the review mirror of their vehicle when parked. Eric Koppa made a motion to remove #3 from the rules. Scott Hensen seconded the motion.  
Ayes: Koppa, Hensen, Anderson, Volkmann, Geiger, Palumbo  
Nays: None  
**Motion Carried**
- Eric Koppa made a motion to #6 Remove “either outright or as an amenity of leasing their Lakewood property to a third party. Second by Ginny Palumbo.  
Ayes: Koppa, Hensen, Anderson, Volkmann, Geiger, Palumbo  
Nays: None  
**Motion Carried**

- Eric Koppa made a motion to add an amended 2020 phrase under the signature line on the rules. This was seconded by Scott Hensen.  
Ayes: Koppa, Hensen, Anderson, Volkmann, Geiger, Palumbo  
Nays: None  
**Motion Carried**
- UTV/ATV Speed Limit. Scott Greiger made a motion to remove the signs and this was seconded by Stephanie Anderson. This was discussed due to the fact these speed limit signs are no longer applicable as the county will not enforce these speeds.  
Ayes: Hensen, Anderson, Volkmann, Geiger, Palumbo  
Nays: Koppa  
**Motion Carried**

4. **1725 19th DRIVE - SHORT TERM RENTAL VIOLATION AND COMMUNICATION**

Eric Koppa spoke with the homeowner and he apologized, as he was unaware of the rule. The realtor told him he could do short term rentals. He is planning to sell as this was an income property for him. Eric Koppa to contact area Realtors and advise Lakewood does not permit short term rentals. Any homeowner or board member that receives a letter regarding a short term rental, needs to advise the board. The secretary will then draft a letter to the homeowner advising this is against our declaration and covenants section 3.1. Eric Koppa made a motion to approve and this was second by Scott Greiger.

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

Nays: None

**Motion Carried**

5. **INTERIM BOARD MEMBER -**

Two candidates sent in resumes to fill this position; Carin Tio and Maureen Bain.

A vote was conducted for each candidate.

Carin Tio - Koppa - No, Hensen - Yes, Anderson - Yes, Volkmann - Yes, Geiger - Yes, Palumbo - No

Maureen Bain - Koppa - Yes, Hensen - No, Anderson - No, Volkmann - No, Geiger - No, Palumbo - Yes

For the interim Carin Tio will be the new Director. If Carin sells her Lakewood properties, she will step down from the board.

6. **MARQUEE DISCUSSION**

Amy Volkmann will add the 2020 Annual Meeting minutes, rules and July 23, 2020 minutes to the marquee.

7. **SECRETARY WILL WRITE A BLOG:**

The blog will include email addresses for Master list. This will help in getting communication out faster. The archive blogs are missing from the Lakewood website and need to be republished.

- Letter sent to 1739 Cypress Drive. 1st letter was regarding trash, loud music, and speeding on the ATV.
- Letter sent to 1725 19th Drive; rental cease and desist letter

8. **TREASURER REPORT**

- 2 Liens have been paid.
- One property (\$440) that has a lien for unpaid assessments is on the market.
- Outstanding liens total \$6,428.00 so far this year.
- Received \$1993.37 payment from Granger. This lien is paid in full.
- Lot 124
- Lot 46
- Lots 124, 287 and 294
- Initial lien letters went out in July. Second letters need to be sent again in September.

9. **LAKEFRONT NEEDS - INFANT SWING - TREE TRIMMING IN BOAT TURN AROUND, DREDGING QUOTES.**

Steve Hensen will bring up next weekend. Swim area buoys to be removed . Dredging quote to be tabled.

10. **UNAUTHORIZED LAKEFRONT ACCESS AND GATE CARD MONITORING**

The board was notified by a Lakewood property owner that a non-Lakewood property located on 20th Street has an activated gate card. This homeowner has a rental house on 20th Street. Need to monitor. Board will send a letter and notify all Adams County Realtors that if marketing short-term rental properties nearby, Lakewood beach is private property for Lakewood property owners and immediate family and guests only.

Eric Koppa made a motion to adjourn the meeting at 8:04 pm. This was 2<sup>nd</sup> by Stephanie Anderson.

Respectfully Submitted,

Ginny Palumbo  
Secretary  
Lakewood POA