

Lakewood Board Meeting
May 25, 2017 6:00 pm
Phone Conference

Present: Eric Koppa, Steve Hensen, Kelly Bain, Maureen Bain, Betty Anderson, Jim Walsh
Absent: None

Agenda:

- A. Staggered Terms for Board members
- B. Board of Director Standards
- C. Reconfirm Officer positions
- D. Lakefront Improvements
- E. Gearing up for summer/July 1 Picnic
- F. Cottage Keepers/VRBO managing Lakewood rentals - Jones and Obrochta so far have ignored requests to take the use of our lakefront out of their rental ads. Next steps.
- G. Creating Building Standards

Issue or Topic: Staggered Terms

Brought to Attention by: Kelly

Points of Discussion:

- 1. Maureen, Kelly, Jim and Betty all elected this year. Need to stagger terms so we are not all up for election in the same year. Eric is up next year, Steve following year.
- 2. Proposed Staggered Terms
 - Maureen and Kelly - 3 years
 - Betty and Steve - 2 years
 - Jim and Eric - 1 year

Motion to approve terms. All agreed. None opposed.

Issue or Topic: Board of Directors Standards

Brought to Attention by: Maureen

Points of Discussion:

- 1. Maureen would like acknowledgement from all Board members. Also any revisions can be made in the future. Want everyone to know pay and responsibilities.
- 2. Maureen will send out Standards to everyone and look for acknowledgement from all board members.

Issue or Topic: Officer Positions

Brought to Attention by: Maureen/Kelly

Points of Discussion:

1. Positions will remain the same as 2016

President - Eric Koppa

Vice President - Steve Hensen

Treasurer - Kelly Bain

Secretary - Maureen Bain

Motion to confirm Officer Positions. All agreed. None opposed.

Issue or Topic: Lakefront Improvements

Brought to Attention by: Kelly

1. Docking Solutions - Kelly called in March to get installation by May 22 because of all the rain and high lake levels. Probably 1 to 2 weeks after Memorial Day
2. Painting has started. Deck, some posts and information sign is painted.
3. Spring cleanup completed by Northern Bay. They haven't started the hill planting yet.

Issue or Topic: Gearing up for Summer/Picnic

Brought to Attention by: Maureen/Kelly

1. Picnic - Notice going up on lakefront board, facebook and website

Issue or Topic: Lakewood Rentals

Brought to Attention by: Maureen/Kelly

1. Two companies have Lakewood owner clients renting out their homes and listing our lakefront as an amenity. The 2 homeowners and the companies were emailed that they should remove the lakefront from their advertised list of amenities. Cottage Keepers never responded to email about home owner offering lakefront access. Homeowner Obrochta refused to comply. VRBO says we have to talk to homeowner. They are not responsible. Homeowner Jones did not respond.
2. Board can make rules but cannot make amendments to Covenants without 75% member approval.
3. Eric suggested a motion that Board/Association does not endorse commercial use of our lakefront and will explore options in the future to enforce the Board's rules. May pursue amendment in the future to make it more enforceable.

4. Cease and Desist order to owners and VRBO and Cottage Keepers can follow a new amendment.
5. Should we consider an amendment in the future to restrict rental of homes?
6. Special session to consider an amendment? We should look at updating all Covenants and Restrictions.

Issue or Topic: Creating Building Standards

Brought to Attention by: Maureen/Kelly

1. Other associations like Lake Arrowhead requires submission of plans and dictates colors for their members.
2. Lakewood has garages/outbuildings going up that are unsightly, using a variety of building materials and all sizes.
3. Covenants are not specific and are open to interpretation of homeowner.
4. Lakewood homes were built economically, not high-end materials. Left door open to interpretation of what can be added onto the property.
5. Advisory committee had discovered that Lakewood can grandfather the existing buildings and make new rules for construction guidelines going forward.
6. Motion to explore more strict building code in the Covenants while respecting what has already been established with a vision of creating what will be acceptable in the future.
7. This will add a substantial administrative layer to the Board going forward.
8. Bring ideas to next meeting for Amendment for Building Standards and Amendment for Rentals.

Meeting Adjourned: 6:42 pm

Next Meeting: June 22, 6 PM