

**Lakewood Board Meeting**  
**February 21, 2017 6 pm**  
**Phone Conference**

Present: Eric Koppa, Steve Hensen, Kelly Bain, Maureen Bain

Absent: Jim Walsh

Agenda:

- A. Advisory Committee
- B. Invoices have gone out
- C. Board Elections and Resumes
- D. Spring cleanup - Cul-de-sacs and lakefront
- E. The Hill adjacent to the Boat Ramp
- F. Electronic Gate

**Issue or Topic: Advisory Committee**

Brought to Attention by: Maureen

Points of Discussion:

1. Summary of meetings with Advisory Committee that met on Beautification in October and November 2016
2. 1st step to the whole process is informing Association homeowners that the Board will be addressing properties that are not in compliance with the Covenants & Restrictions and we will be reinforcing those in the future.
3. Proxy mailing might be a good time to announce effort to apply Covenants & Restrictions guidelines.
4. Structures will be able to be grandfathered after properties apply to be on list. More details to the homeowners to come in 2017.

**Issue or Topic: Invoices**

Brought to Attention by: Maureen/Kelly

Points of Discussion:

1. Invoices went out on Feb 14.
2. Lien notes on bottom of a handful of past due. Some pushback from a couple of those. Kelly spoke to those individuals and gave them information and case numbers.
3. Prior to bills, 12-15 Pay Pal users.
4. Hangtags are being printed and will start going out.

## **Issue or Topic: Board Election**

Brought to Attention by: Maureen

Points of Discussion:

1. Jim Walsh hasn't attended the last few BOD meetings. Maureen will check with him to see if he is submitting resume for upcoming election or resigning.
2. No resumes have come in besides Maureen's and Kelly's. Steve will check with Betty Anderson and Cori Bradley to see if they are submitting resumes.
3. Maureen and Kelly will assist people in writing if they need it.

## **Issue or Topic: Spring Cleanup of Cul-de-sacs**

Brought to Attention by: Eric

1. Eric assessed cul-de-sacs. Downed trees were mostly on private property. Some cul-de-sacs have some fallen trees that could be cleaned up and cut up.
2. Ask for homeowner volunteers. Check with Rosemary Pittsley on insurance liability. Eric-just need volunteers to sign liability waiver.
3. Steve- homeowner volunteers could take wood they cut up. He has friends and neighbors who would help. They have chainsaws.
4. Eric will organize effort with Steve. Weekend in April

## **Issue or Topic: The Hill**

Brought to Attention by: Kelly

1. Eric has calls in to Karen at Twin Creeks for consultation about addressing landscaping on the hill adjacent to the boat ramp. They are not keeping regular hours at the greenhouse.
2. Eric will ask for 2 options from Twin Creeks for Hill and also for recommendations on contractors. Kelly will need estimate of cost for budget that will need to be done for the Annual Meeting.

## **Issue or Topic: Electronic Gate**

Brought to Attention by: Steve

1. Nothing new to report. We know about what we will need for budget purposes.
2. Will check on electric cost.
3. Kelly wants to put in 2017/18 budget. Almost \$12,000 in gate fund after advertising is added. Kelly will add whatever is left over after expenses are paid, probably another \$5000 or so. Goal is to pay for gate and then use advertising and t-shirt revenue, etc to pay for maintenance so homeowners don't pay for it.

**Miscellaneous:**

1. Advertising - Maureen reported that Northern Bay is renewing their \$600 display ad. We also got Whitmarsh Realty for \$300 display ad on Business Directory page and First Weber and Pavelec Realty for listing ads at \$75 each. Over \$1000 so far with no expenses. Advertising money going into gate fund. Maureen to continue to follow up with potential advertisers and make new contacts as we come up with them.
2. Swim Area - Steve says we need noodles and it needs to be restrung. Kelly will check online for prices. Otherwise we can get a case of them from the Dollar Store. Steve will make some new cement buckets for the corners of swim area. Kelly will get 5-gallon buckets from work. Will need a bag of cement for each bucket.
3. Volleyball net will be replaced this year too.
4. Steve asked about increasing dues. Kelly says our accounts are in good shape and shouldn't be necessary. Steve wants to check out the roof of the pavilion. Split rail fence and communication board need some fixing and paint. \$168.38 spent at lakefront this year. We will need to increase for this upcoming year. Maybe we can consider dues increase if we have more projects coming up next year.
5. Steve wants a sign or some sort of enforcement of unloading/loading zone on pier. Some boaters park at pier for the day and no one else can get in there. We can order sign but people don't read. People picnic on their boats and no one else can get in. Kelly will write blog. Eric maybe put notice in communication board. Steve will investigate sign.

**Meeting Adjourned: 6:54 pm**

**Next Meeting: Tuesday, March 21, 6 pm**