

**Lakewood Board Meeting**  
**March 21, 2017 6:10 pm**  
**Phone Conference**

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

Absent: None

Agenda:

- A. Proxy and Resumes
- B. Board of Director Standards
- C. Director/Officer pay
- D. Lakefront Needs and Budget- Hill, driveway, playground, etc
- E. Dues and Beach Passes
- F. Annual May Meeting
- G. Building Standards
- H. Beautification notification

**Issue or Topic: Proxy and Resumes**

Brought to Attention by: Maureen

Points of Discussion:

1. Proxy/resumes need to be mailed and in homes by April 1.
2. Content approved by all.

**Issue or Topic: Board of Director Standards**

Brought to Attention by: Maureen/Kelly

Points of Discussion:

1. Kelly and Maureen created standards for Board so property owners and board members themselves know what is expected.
2. Treasurer position and duties should be even more defined especially regarding specifics like process for filing and releasing liens, etc. Last treasurer quit without leaving clear instructions and we don't want to do that to the next board.
3. All officers and directors should sign off on BOD Standards via email.
4. Put standards up on website.
5. Content approved by all.

**Issue or Topic: Director/Officer Pay**

Brought to Attention by: Maureen/Kelly

Points of Discussion:

1. Modify pay for Officers President and Vice President to \$600 and Directors to \$400. \$1500 each for Secretary and Treasurer positions stays the same.
2. Budgeted money allows for this distribution even at full contingent of 7 board members.
3. Approved.

### **Issue or Topic: Lakefront Needs and Budget**

Brought to Attention by: Kelly/ Maureen/All

1. Maureen ordered and received new volleyball net.
2. Potholes in drive at lakefront need to be fixed. Steve will bring his dragger up and drag to fill in holes.
3. The Hill at the lakefront. Eric talked to Karen at Twin Creeks and is working with her to put together list of native plants and proposal to plant hill. Karen's daughter can get plants at cost. Eric will take pics and put plan together. Determine cost for 2017 budget that will be presented at May meeting. Steps and area north of the ramp also need to be addressed. Eric will mention to Karen. Eric will have more to present in the next two weeks.
4. Swim Area. Kelly will order swim area noodles. Steve will make cement bucket anchors for swim area. Kelly got 6 buckets from work and will get those to Steve on April 1 weekend.
5. Steve will check child's swing on swing set.

### **Issue or Topic: Dues and Beach Passes**

Brought to Attention by: Kelly

1. About half property owners have paid dues so far. Those beach passes have all gone out.
2. Pay Pal is being used on at a greater frequency.
3. Property owner Thomas Brzoski hasn't paid dues since 2012. He sends \$20 check about once a month. Six \$20 payments in 2016. That didn't cover his 3 lots. He's sent four \$20 payments this year but the last one bounced so we got a \$20 fine from the bank. 2375.86 in liens and dues from the past. Almost \$2600 now with this years dues. No email or telephone number. Only have address. He received notices of liens in the past. He knows how much he owes. Eric-We need to send certified letter warning of future action if he doesn't pay. Will move that to collections and court action if necessary. Include self-addressed stamped envelope and 30-day deadline to respond. Investigate whether we can repossess property.
4. Liens still outstanding from 2012
5. Eric made motion to put together timeline and procedure for those in default. People assume we will never pursue it. Collections then court. No teeth to small claims court. Can let it ride plus board would have to get attorney or board member would have to go to court. "Wall of Shame" on website - publishing owners in default. Eric- addresses and

lot#, no names. Names are matter of public record but don't want to create animosity plus website is open to general public (as are public records). We will just do addresses for now.

6. Certified letter for long term offenders and starting this year, also to 2 year defaulters. Work on template for letter.

### **Issue or Topic: Annual May Meeting**

Brought to Attention by: Maureen/Kelly

1. Saturday May 6 Would like all board members to be there.
2. Lakefront needs and Beautification timeline at meeting.
3. See if people would like to help with neighborhood clean up after meeting. Steve and Eric would champion cul-de-sac cleanup and organize property owners who might want to participate.
4. Eric will come up with beautification portion of script for meeting. Kelly will send format. Maureen will send the summary of the Beautification advisory group's findings and recommendations.

### **Issue or Topic: Building Standards**

Brought to Attention by: Maureen/Kelly

1. People are inquiring about standards. Some want to build pole barns and large garages.
2. Bylaws allow for one house and one garage. Covenants and Restrictions need to be updated to reflect needs of current property owners.
3. Eric - Structure and exterior amendments at meeting? Jim - amending bylaws needs  $\frac{2}{3}$  of owners? Maureen will check on how to make binding amendment to bylaws/covenants. Eric would like 2 or 3 ideas to propose to homeowners at meeting. Eric will look into how other associations handle it.
4. Standards to create sustainable community. Eric will look into wording precedents.

### **Miscellaneous:**

1. Advertising - Maureen reported that we have 2 more advertisers on the website.

**Meeting Adjourned: 7:07 pm**