

LAKEWOOD SPRINGS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS ANNUAL ELECTION MEETING AGENDA
Wednesday, November 10, 2010 – 7:30 P.M.
Lakewood Spring South Clubhouse

Present:

Homeowners' Association Board Members

President, Bob Hyde

Vice President, Bob Jones

Secretary, Richard Aubrey

Property Manager, Victoria Webb

Attorney, D.J. Kramer

Other Attendees:

Sarah Stauffenberg

Richard & Virginia Banning

Benjamin Bowman

Deborah Cimino

J.B. Collins

Larry & Karin Frisk

Donna Gallo

Katherine & Randy Herman

Michael & Jennifer

Jefferies

Robert & Jacqueline

Jones

Lori Kaplan

Jennifer Milewski

Jessica Menez

Inger Oleson

Ardath Randle

Penny Scalici

Bob Wolf

Kathi Arnett-Kolar

Matt Kolar

Jenna Boweman

Meaghan McGarry

Willie Mathews

Meeting Called to Order:

Bob Hyde called the meeting to order at 7:35 P.M.

Quorum Established:

Victoria Webb noted a quorum was established for tonight's annual election.

Election Instructions:

Bob Hyde noted that John Fawver, current Board Member, was running for re-election and said there were three write-in candidates for the evening's election.

Victoria Webb introduced the three write-in candidates for the two Board positions open. The write-in candidates were: Kathi Arnett-Kolar, Meaghan McGarry and Larry Frisk.

Webb said there were two positions up for election with John Fawver the only one on the ballot. She explained there were four candidates to choose from. The residents needed to choose either two of the write-ins or John Fawver and one of the write-ins.

Bob Hyde asked the candidates to introduce themselves and tell why they wanted to serve on the Board.

Kathy Kolar said she had live in the community for five years and wanted to become more involved in what was going on in the community.

Meaghan McGarry said she and her family had lived in the community since 2004. McGarry said she was a stay at home mom and wanted to become more involved in the community rather than be someone that complained on the side lines. She explained that she wanted to be involved because she cared about the neighborhood.

Larry Frisk said he was new to the neighborhood and he loved taking pride in the community in which he lived. He wanted to be a part of the Board so he could help out in any way he could. He said he wanted to learn more about what he could do for the community and he felt being part of the Board he could facilitate that.

Victoria Webb said they were tallying all the proxy votes and then she would tally the ballot votes from the residents that were there. Webb said that if anyone had questions to come see her.

Adopt Meeting Minutes from August 11th Meeting:

Bob Hyde asked for a motion to approve the meeting minutes from August 11th, 2010. Bob Jones made the motion to approve and Richard Aubrey seconded the motion. The motion was unanimously approved by voice vote.

Bob Hyde said that he had a plaque to present to Thomas Haynes however he was not there tonight. Hyde said that they wanted to thank him and recognize him for his years served.

Plano Rockin' Christmas Donation:

Bob Hyde explained that the Plano Rockin' Christmas donation benefited the families in Plano. Bob Hyde asked for a motion to donate \$500. Bob Jones made a motion to donate \$500 and Richard Aubrey seconded the motion. The motion was unanimously approved by voice vote.

Snow Removal Proposal:

Bob Hyde asked for a motion to approve the 2010/2011 snow removal proposal with Hanson to remove snow at the clubhouse parking lots and that also included salting the sidewalks and parking lots. Hyde noted that this was the same company that had been doing their landscaping for the last year.

Hyde read the proposal as follows. The removal of snow up to four inches would be \$130 per occasion, four to six would be \$155, six to eight would be \$270 and anything over eight inches was time and materials. Rock salt was \$180/ton. Hyde read the hourly rates on plow trucks and regular removal rates etc and noted there was a two hour minimum charge at any occurrence.

Bob Jones noted these rates were a lot less than what they had paid in previous years with Countryside. He explained also that Hanson would also lock these prices in for three years.

Bob Jones made the motion to approve the snow removal proposal with Hanson and Richard Aubrey seconded the motion. The motion was unanimously approved by voice vote.

Landscape Maintenance Proposal:

Bob Hyde said that the proposal in consideration was from Hanson and they would like to remain with them. He said Hanson would lock the proposed price in for three years. Hyde noted this would be a savings of roughly \$300,000 over four years and that money saved would go towards bottom line reserves for things they would need in the future.

Hyde noted that Hanson would start, weather pending, April 1st and end the season on November 15 for 2011 – 2013. He noted Hanson would do 28 cuttings versus the 26 they were getting from Countryside. Also, they would do an extra trimming, edging and bed turn-over. The cost was \$92,400 per season and they would make eight payments of \$11,550 taking effect April 1, 2011.

Richard Aubrey made the motion to accept the proposal from Hanson and Bob Jones seconded the motion. The motion was unanimously approved by voice vote.

Bob Hyde noted that they had added over \$100,000 to the bottom line just from savings in landscaping and other things. He was hoping to have \$300,000 in the reserve fund by the end of this year and hoping to have \$400,000 by the end of next year.

2011 Budget:

Hyde said he would like to make one change. He wanted to take the \$30,000, line 65 landscape treatments, and put that in the reserve fund. Hyde noted that the assessment fee, \$33 per month, would stay the same.

Bob Hyde asked for a motion to make the changes in the Budget. Richard Aubrey made the motion and Bob Jones seconded the motion. The motion was unanimously approved by voice vote.

Neighborhood Watch:

Richard Aubrey said there were flyers and asked the residents to take them on their way out and hand them to their neighbor's as well. Aubrey said there was also a sign-up sheet and those signed up would get email flyers and meeting notices regarding the neighborhood watch.

Aubrey said the next meeting would be at the north club house this Sat at 10:00 am. He said at every meeting the police department came in and talked about a certain topic and this Saturday they would be talking about identity theft and facebook.

Aubrey encouraged everyone to sign up and noted in the past they had the police discuss for example, gangs and Amber Alerts.

Aubrey said that he also wanted drivers to sign up for drive-around. He said drivers would get a sign to put on their car and a report to fill out if they saw anything. He asked that residents commit to at least one month and drive around as often as they had time. Aubrey wanted to get at least two residents doing this on the north side and two on the south side.

Aubrey noted they had new 18" x 24" signs at the entrances of the subdivision that stated they were a neighborhood watch community.

Aubrey also noted residents could light up their properties with \$3 energy bulbs for only \$3.12/month. He encouraged residents to light up Lakewood and become involved.

New Business:

Bob Hyde went over some of the repairs they had made and repairs that were coming up on the future year's agenda. He said the three thousand linear feet of fence was replaced due to storms and they were replaced with 6x6 posts. He noted the good thing about the fence replacement was that the Insurance Company paid for most of them.

Hyde said they stained and painted the gazebos, benches, fences, garbage corrals, and put mulch down at the entrance way at RT 34. He said playgrounds were mulched along with trees and bushes around entrances ways. The green Lakewood sign at the north entrance was also painted.

Hyde noted in 2011 they would like to possibly do rip rap around the front ponds, which are big boulders along the base of the ponds. Problem is with the erosion and so they have already replaced the waterfall and then the rip rap would keep the erosion down.

Hyde said they would like to clean up the pond at Eldamain and Hoffman at the northeast side. Other repairs and clean up included the pond at the water tower and its cattails and transplanting remaining trees and bushes along RT 34. They would also like to mulch secondary entrances on Eldamain and Mitchell side of the street.

Hyde said most of this has been bid out; it was just a matter of putting it in the budget and deciding on what they wanted to do.

Hyde reported that they had to replaced three skimmers that had cracked and cost them \$6,000. However he noted that the pool sand was replaced by the Board last November which was a large savings. Hyde explained there had been a lot of work done around the community by Board members and residents that saved them money.

Bob Hyde said that he would not be the President of the Association next year. He explained he put 15 to 20 hours a week minimum into the community during his last two years of service and in doing so has decided to step aside as President. Hyde said he had two years left in his term and he intended to fill those years possibly as a vice president or an adviser.

Bob Jones said he also took a lot of pride in the community and it was distressing that residents were not putting their trash cans away. He said that is was getting to the point that there are so many offenses that the Board was contemplating hiring someone to enforce the codes. He said if they had to enforce the codes by hiring someone they would possibly have to raise the costs of the residents fees.

Jennifer Milewski noted the upcoming holiday events such as Candy Land Trails being held on December 4th and pictures with Santa. She said they would be holding a meeting tomorrow at 7:30 pm to discuss activities and reiterated she was always looking for help.

Election of Officers:

Victoria Webb asked for the last call for ballots at 7:59 pm.

Webb read the results at 8:10 pm. She noted they needed 171 votes and they received 185. The person who received the most votes for the three year term was John Fawver with 77 votes. He would be back on the Board for three years and the second person elected for the two year term was Meaghan McGarry with 38 votes. Webb then reported Larry Frisk received 21 votes, Kathy Kolar received 18 votes and two other names were written in with one vote each.

Bob Hyde said the Board needed to decide the offices for next year and if there was no other business to discuss, they could make the announcement.

Bob Hyde nominated Bob Jones for President of the Homeowners Association. Bob Jones said he would be honored and Richard Aubrey seconded the nomination for President. Nomination closed.

Bob Jones nominated Bob Hyde for Vice President of the Homeowners Association for the 2011 year. Richard Aubrey seconded the nomination. Bob Hyde accepted nomination. Nomination closed.

Bob Jones nominated Meaghan McGarry as Secretary of the Homeowners Association. Richard Aubrey seconded the nomination and Meaghan McGarry accepted. Nomination closed.

Bob Jones nominated John Fawver for the office of Treasurer of the Homeowners Association. Richard Aubrey seconded with no other nominations given. Nomination closed.

Bob Jones nominated Richard Aubrey for Member at Large. Richard Aubrey seconded that and accepted office. Nomination closed.

All Nominations Closed.

Adjournment:

Bob Jones asked for a motion to adjourn the meeting at 8:30 pm if there was no other business. Resident made the motion to adjourn the meeting at 8:30 pm and resident Karin Frisk seconded the motion. The motion was unanimously approved by voice vote by residents and Board Members.

Next meeting:

Wednesday February 9, 2011

*Minutes Respectfully Submitted by:
Jamie Cheatham*