

LAKEWOOD SPRINGS HOMEOWNER ASSOCIATION
Board of Directors Annual Election Meeting Agenda
Wednesday, November 9, 2011 – 7:00 P.M.
Lakewood Spring South Clubhouse

Meeting Called to Order:

Bob Jones called the meeting to order at 7:05 PM.

Welcome/Introduction of Board, Staff and Guests:
Homeowners' Association Board Members

Bob Jones, President
Bob Hyde, Vice President
John Fawver, Treasurer
Richard Aubrey, Member at Large
Meaghan McGarry, Secretary
Victoria Webb, Property Manager
D.J. Kramer, Attorney
Danette Smusz, Vice President for Foster Premier

Other Attendees: *(names Taken from the sign in sheet when they were issued their Ballots)*

Zachary Barnwell	Joseph Herman	Nigel Williams
Deborah Cimino	Wendy and Clifford Hinson	Vincent Leslie
Larry Frisk	Frank Scalici	Sherice Malarich
Brenda Ginther	Cory Thomas	Inger Oleson
Denise Goyack	Nancy Wiggins	

Establishment of Quorum

Bob Jones noted a Quorum was established for the annual election.

Introduction of Candidates for the Board of Directors

Bob Jones announced Larry Frisk, he, and James Leslie, not present, along with two write-ins, Cory Thomas and Denise Goyack, were candidates for the election. He asked those present to stand and introduce themselves.

Larry Frisk introduced himself as a resident who lived on Veronica Street. He said he would like to be seated on Board because he wanted to learn more about what was going on in the community. He said he enjoyed helping the people in the community and would like to help keep Lakewood a safe and secure neighborhood for families to live in. In doing so wanted to be a part of providing the necessary direction the community needed.

Cory Thomas introduced himself as a resident who lived on Blake Street, being a resident from the beginning and would like to be part of a Board that residents appreciate; wanting to be part of decision making and being able to take action on those decisions on behalf of the residents.

Denise Goyack introduced herself as a resident who had also been there since the beginning and she, like Cory, wanted to get more involved within the community. Goyack said she felt she lived in a great community and wanted to help others recognize that by helping and giving back as a Board member.

Jones said he too was a candidate and announced he was running for reelection. He said he had been on the Board since 2008, serving as Secretary, Vice President and now President. He said he would appreciate the resident's consideration as he felt he too lived in a great community and hoped there were many more things he could help the community accomplish.

Election Instructions

Danette Smusz and Victoria Webb said they were still counting proxy votes.

Agenda Items 5–9: election instructions, votes, collection of ballots from the audience, along with announcement of election results conducted at the end of the meeting, resuming at 8:09 PM.

Adopt Meeting Minutes from August 10th, 2011 Meeting:

Bob Jones asked for a motion to approve the meeting minutes from August 10th, 2011 Meeting. Meaghan McGarry made the motion to approve and Richard Aubrey seconded the motion. The motion was unanimously approved by voice vote.

Snow Removal Proposal

Bob Hyde said Hanson Landscape and Design would be doing the snow removal this winter. The 2012 snow removal season's budget broke down as being: \$130 for 1- 4" of snow; \$155 for 4 -6" of snow; \$270 for 6 – 8" of snow and anything over 8" would be billed at time and material. He noted Hanson plowed sidewalks with a plow on an ATV and they would de-ice concrete and asphalt with two separate types of salt. The charge for salt was \$60 per ton however they would be billed for only what they used.

Bob Jones asked for a motion to approve the snow removal costs. Bob Hyde made the motion to approve the costs and John Fawver seconded the motion. The motion was unanimously approved by voice vote.

2012 Budget

John Fawver reported that they would not have to raise the monthly assessment rate of \$33 and noted in the last five years it had only raised .17 cents. He said that the Association was in outstanding shape considering that they had done a number of large repairs without having to raise the rates and or taking anything out of their reserve fund.

Fawver explained that there was about \$55,000 of uncollected debt and out of that \$37,000 was outstanding debt from Blue Bell who they were aggressively going after. He explained that Blue Bell took over foreclosed lots, however considering their overall debt of an Association of their size they were in good shape and cash healthy.

Bob Jones asked for a motion to approve the 2012 budget. Bob Hyde made the motion to approve and Richard Aubrey seconded the motion. The motion was carried by roll call vote: Bob Jones, Bob Hyde, Richard Aubrey, John Fawver and Meaghan McGarry all voted aye.

Tax Resolution: to have excess income applied to the following year's assessments

Bob Hyde explained that if the association took in more than they spent they could not show a profit because they were a non-for-profit organization. He explained that the money would roll into the bottom line in the reserves. He said that having excess revenue was a good problem to have.

Bob Jones asked for a motion to have Mark Cantey Associates roll their excess revenue over applying it to their following year's assessments. Bob Hyde made the motion and John Fawver seconded the motion. The motion was carried by roll call vote: Bob Jones, Bob Hyde, Richard Aubrey, John Fawver and Meaghan McGarry all voted aye.

New violation escalating fining schedule goes into effect January 1st, 2012

Bob Hyde explained that the new fine schedule details would be mailed out in the November newsletter and noted this was for the difficult violators, for example those who left their boats in their driveway all summer because it was cheaper to pay the \$25 fine than finding a storage space.

He explained the first fine would be increased from \$25 to \$50, the second fine being \$100 and third fine being \$250; fines would run for an 18 month period.

Hyde reported that resident's biggest concerns were certain residents continually violating and said the Board hoped this fine schedule would help keep the neighborhood looking clean and the way they should be. Meaghan McGarry explained that the rules exist so everyone can enjoy their neighborhood.

John Fawver explained that the escalating fine would go for 18 month starting over with each escalated fine stating essentially one could possibly get into a four year fine cycle.

Bob Jones asked for a motion to approve the fine schedule to take effect January 1, 2012. John Fawver made the motion to approve and Richard Aubrey seconded the motion. The motion was carried by roll call vote: Bob Jones, Bob Hyde, Richard Aubrey, John Fawver and Meaghan McGarry all voted aye.

Additional Business

1. Bob Jones brought up the pool pass and why they decided to go with the Photo ID System. He explained that he heard nothing but good things from residents since they implemented the ID System and new requirements for residents to use the pool. Jones felt he was speaking on the behalf of residents and the Board saying it was truly a good way of residents being able to enjoy the pools noting they would be going forth with the system next year.

2. Bob Jones announced they did sell part of their property to IDOT for the widening of Rt 34 in the amount of \$16,900 of which \$2000 went towards the sign.

Bob Hyde explained that IDOT would be widening Rt. 34, by making it four lanes; adding in a turn lane. Hyde explained that in addition they would be providing a sidewalk from Eldamain Road up to Waubonsee Drive on the north side and on the south side of the Plano City limits they were going to put in a gravel path so that one could walk to Waubonsee.

Association Website

Bob Hyde said their website had not been used much in the last year and would like to see someone take it over and keep it updated. Hyde explained that he would like to have a tool on the website so residents could vote online for the elections.

Hyde said that Larry Frisk, homeowner within Lakewood Springs, was versed in websites and offered to keep it hosted, updated and maintained for a one year contract amount of \$432.

Larry Frisk stated that the website needed some redesign work and reorganization of information. He also felt it needed more options such as links to various things such as the Association Charter, available in .pdf form. Frisk said he would make sure upcoming events and meeting minutes were posted along with other valuable information for residents.

Bob Hyde asked for a motion to accept the one year contract with Larry Frisk in the amount of \$432 to oversee the website. Bob Jones noted Frisk was a candidate; pending the possibility of being seated on the Board, an agreement would be drafted to avoid any conflict of interest however with that said and with Frisk understanding this he made the motion to approve the contract for one year. Richard Aubrey seconded the motion. The motion was carried by roll call vote: Bob Jones, Bob Hyde, Richard Aubrey, John Fawver and Meaghan McGarry all voted aye.

Plano Rockin' Christmas Donation

Bob Hyde explained that every year that he, The Chamber of Commerce, and many other volunteers got together the first weekend of December, Friday the 2nd, at City Hall and organized the Christmas donation. He said that there would be photos with Santa, school singers present, and it was over all a good time. He explained they would be collecting non-perishable food items and basic home items for needy families in Plano.

Hyde said the first year they were able to serve 244 homes with collected donations and explained that every year the Homeowners Association had made a donation of \$500 and that donation helped out nearly 100 families in Lakewood Springs. He also noted that they were always looking for volunteers to help sort and pack for the following, Sunday, morning deliveries.

Bob Jones asked for a motion to donate \$500 to the Plano's Rockin' Christmas Donation. Bob Hyde made the motion and Meaghan McGarry Seconded the motion. The motion was unanimously approved by voice vote.

Hyde noted that they would like to donate any extra money in the fund to the Kendall County Food Pantry. He also asked that donations from residents could be made at their Candy Land Trail event by bringing in a can of food. They would donate that as well to the Kendall County Food Pantry.

Bob Jones asked for a motion to make a donation to the food pantry of excess funds and non-perishable food items collected at the Candy Land Trail event. Bob Hyde made the motion and John Fawver Seconded the motion. The motion was unanimously approved by voice vote.

Building and Grounds

Bob Hyde said that they had someone doing projects around the community for this next year and reported that they had gotten the riprap, which prevents erosion, placed around both ponds at the north entrance. The riprap cost \$21,000 and with that they had to pay for installation of the drains to catch water as well.

He noted Center Circle along the north side along Rt 34 and the south side along Mitchell Drive and at the entrance at Edward Street they would be replacing the bushes making it look much nicer.

Hyde reported next week they would be cleaning the pond by the water tower and Cummins Street. Also at the north pond by Hoffman Street and Eldamain Road they would be cutting down trees and doing a controlled burn to clear out weeds.

Hyde said next year they would be doing mulch at both club houses and along Rt 34. They would also spend \$24,000 on plantings, mulch and more riprap for a couple more ponds. He said they would eventually get riprap on all 17 ponds. However, they would do two to three a year until they were done. He explained not only does the riprap keep down erosion but having stones around the ponds kept the geese out as well.

John Fawver explained that all 17 ponds were the same age, and a little maintenance each year needed to be done to keep them maintained; it was in their best interest to do a little each year rather than all of them at once.

Special Events

Victoria Webb reported their Annual Holiday Event, Candy Land Trail, was a free event at the south clubhouse on Saturday December 10th from 9:30 AM to Noon. Activities included taking your own photos with Santa, hot cocoa and Mrs. Clause readings by the fireplace. Also weather permitting there would be horse drawn hayrides. Webb explained this is when residents could bring in canned goods as well for the Kendall County Food Pantry.

Webb announced the weekend of December 17th and 18th would be the annual holiday lighting contest. Anyone who decorated their home would automatically be entered and there was no need to register. They would have independent judges from the City to judge the best

decorations choosing six winners from each the north and south side. Those winners would be awarded a certificate at the next meeting, as sort of bragging rights, with their names on it.

Webb also said that this year they were doing something new, and were looking for residents who could carry a tune. Residences would meet Sunday December 18th at the south clubhouse at 6:00 PM for caroling. Depending on the number of people they would possibly split up and could come back for hot chocolate & cookies. Meaghan McGarry said that anyone could email her with questions about the activity. Webb noted that if you had carolers come to your door or heard them coming your way, they could give donations to them as well.

Neighborhood Watch

Richard Aubrey said Chris Caldwell would be taking over the Neighborhood Watch and the next meeting would be November 19th at 9:00 AM at the north clubhouse. There would be a presentation by the Plano Police Department about predators in our neighborhoods.

Bob Hyde said this was a topic residents had expressed interest in. Aubrey noted that every month they tried to have a presentation about something new in regards to how to protect their community. Bob Jones said that they were a neighborhood watch community and had signs posting that.

Special Presentation

Bob Jones presented an honor award plaque on behalf of the Association to Richard Aubrey to thank him for his time on the Board and for overseeing the Architectural Review Committee. It was a thankless job, Jones said, and was not always easy to see that residents were abiding by the association covenants especially when he had to tell residents no. He had made many contributions and served the community well from November 2009 to November 2011, Jones said.

Richard Aubrey stood and thanked Jones and the other Board members for their time and contributions as well. He said he had enjoyed working with the Board and thanked them for all their efforts doing the work and getting the job done and would like to see others take part in helping as well. Aubrey said he was proud to have been a member of the Board.

New Business as may come before the Board

1. Bob Hyde reported that the south clubhouse water heater had a leak in the copper pipe at the top. He said they relieved the pressure by cutting out the dry wall and felt that they should spend roughly \$100 and purchase some new fittings rather than spend \$1300 to \$3000 for a whole new water heart. He felt that would be the best step to take and see if the repair would fix the problem.
2. Attorney, D.J. Kramer had Victoria Webb sign the Blue Bell complaint that they would be filling. Attorney Kramer explained Blue Bell was the entity that took over and now hold title to 71 homes in Lakewood; for several months now they have failed to pay their assessments so they have placed a lien on their properties and were now bringing them into court to collect on them in the amount of \$37,000.

Bob Jones noted they were seeking to collect, from Blue Bell, a late fee of \$25 per month assessment on each property as well included in the \$37,000. He explained too they were responsible for taking care and cleaning those vacant lots.

Election Instructions (Resumed at 8:09 PM)

Property Manager, Victoria Webb reported there were two terms they were electing for so residents could pick two persons on their ballots.

The candidate with the highest number of votes would get a three year term and the person with the second highest number of votes would get a two year term.

Call for Election Judges

Property Manager, Victoria Webb reported they had enough proxy votes.

Call for Votes and Collection of Ballots

Danette Smusz, Vice President for Foster Premier asked residents in attendance, to fold their ballots in half, and collected them.

Announcement of election Results

Danette Smusz announced election results with Denise Goyack receiving the highest number of votes seating her for the three year term, and Cory Thomas receiving the second highest number of votes seating him for the two year term.

Bob Jones thanked Smusz and the Board for the opportunity to serve the community as a Board member. He said he had greatly enjoyed his time on the Board and would remain active in the community he was proud of.

Adjournment

Danette Smusz asked for a motion to adjourn the regular Association Meeting for an Executive Session for the purpose of electing Board office positions at 8:19 PM. Bob Hyde made the motion and Meaghan McGarry seconded the motion. The motion was unanimously approved by voice vote.

Next meeting:

Wednesday February 8, 2012 @ 7:00 PM
North Clubhouse - 900 Lakewood Springs Drive

*Minutes Respectfully Submitted by:
Jamie Cheatham*