

**LAKWOOD SPRINGS HOMEOWNER ASSOCIATION**  
**Board of Directors Quarterly Meeting Agenda**  
**Wednesday, February 9, 2011 – 7:00 P.M.**  
**Lakewood Spring North Clubhouse**

**Meeting Called to Order:**

Bob Jones called the meeting to order at 7:02 PM

**Welcome/Introduction of Board, Staff & Guests:**

**Homeowners' Association Board Members**

President, Bob Jones

Vice President, Bob Hyde

Secretary, Meaghan McGarry

Treasurer, John Fawver

Member at Large, Richard Aubrey

Property Manager, Victoria Webb

Attorney, D.J. Kramer

**Other Attendees:**

**(Taken from Sign-In Sheet & introductions)**

Danette Smusz, Vice President for Foster Premier

Sandra Moment, 2911 Alyssa Street

Jenna and Ben Bowman, 3820 Legner Street

William and Ardath, 916 Christopher Street

Jennifer Milewski, south side

Juanita Calbert Alla, 4135 Osborn Street

Wendy Allan, 4135 Ashley Street

Officer Hogan with Plano Police Department

Officer Norm Allison with Plano Police Department

**Adopt Meeting Minutes from November 10, 2010 Meeting:**

Bob Jones asked for a motion to approve the meeting minutes from November 10, 2010. Bob Jones made the motion to approve and Bob Hyde seconded the motion. The motion was unanimously approved by voice vote.

**Holiday Home Decorating Contest – Presentation of Awards:**

Bob Jones noted that one of the three judges for the holiday home decorating contest, all outside of Lakewood was Officer Norm Allison. He said the two others that could not be there with them tonight were Chief of police Steven Eaves and Lieutenant Jonathan Whowell.

Jones introduced Officer Norm Allison and Officer Hogan from the Plano Police Department and said they were there to represent the three judges.

Officer Norm Allison said that driving around looking at all the lights was fun for he and his family and he would be willing to do it again next year.

Jennifer Milewski said the winners of the holiday home decorating contest were going to be awarded with plaques; all but two winning residences were not present during the meeting.

Milewski announced the winners as follows:

Gregory & Dana East, 4222 Cummins Street

Everett & Michelle Benson of 3308 Alyssa Street

William Juarez & Lolita Little of 3313 Veronica Street

Richard & Linda Forkes of 3413 Alyssa Street

Leonardo & Kimberly Velázquez of 3517 Eileen Street

Gerald & Katherine Gabrillo of 305 Kristen Street

Nick Knowles of 3210 Hoffman Street

Stephen Hale of 3416 Hoffman Street

Gregory Joyce & Christie Dodge of 612 Keller Street

Benjamin Bowman & Jenna Symonds of 3818 Legner Street (present during meeting)

Milewski noted the plaques for each winning home gave recognition for the 2010 Lakewood Springs Holiday Home Decorating contest in sharing the holiday spirit and the beautification of the community.

Milewski said they would do it again next year and thanked those who took part.

#### **Events:**

Jennifer Milewski said the Easter Event would take place April 16th at 10:00 am; they always had a great turn out and encouraged local family and friends to come out for the event.

Milewski said they were considering having an event, Music in the Park, in the evening and that would include a live band lasting about two hours. She said they were looking at holding the park event perhaps in June or July and there would be more information to come; it was still in the works.

Milewski announced movie night would be held August 6h, the first Saturday. They would provide hotdogs, popcorn and would show the movie on a big inflatable blow up screen.

Milewski noted that the annual garage sale date would be announced in the near future and that they were working on events taking place in and around Father's Day.

**Neighborhood Watch:**

Richard Aubrey said that the second Tuesday of every month, at the North Clubhouse they would be holding their neighborhood watch meetings. He said they were partnering with Plano building community for a breakfast and possibly be meeting the Plano Police Department in efforts to get more residents interested.

Aubrey said that in May the High School would be holding an event that involved the Kendal Care Clinic and they were going to try and make an appearance at that event and others like it to gain more exposure. Aubrey said their goal was to try and get more people involved and hoped that having a presence at these types events where residents were already locked in for attendance would help them.

Aubrey noted that currently they had a few residents doing drive-arounds, however not a lot was going on due to the weather.

**Architectural Review:**

Richard Aubrey reported that nothing was currently going on because of the time of the year. He did note that there was a form residents needed to get from Victoria if anyone wanted to do anything. He said the form would be reviewed by the Board and that took one to three days then if needed a resident could get a permit.

**Buildings and Grounds:**

Bob Hyde reported that their fence withstood the recent 50 MPH winds and the fact it was still standing was good news.

*Hyde brought up additional business – noted in the New Business Section of minutes.*

**Trash contract South Clubhouse – Complete Sanitation:**

Victoria Webb said they recently switched haulers for the one dumpster at the south clubhouse. Webb reported they were paying Waste Management \$125 per dumpster a month and now they were saving \$75 each month by switching to Complete Sanitation.

Webb said this was a big savings and in May 2012 the north clubhouse’s contract would be up and they would look at switching the hauler over there as well. She said they hope of saving around the same noting the price may not be the same however it would still equate to a savings.

Webb also noted the service was the same, it was now just a different company.

**Financials Update:**

John Fawver noted they ended year with over \$300,000 in reserves by renegotiating contracts and all the work the Board and community members did by volunteering their time and working to continue to handle the money as if were their own.

**Greenflag Recovery – Collections:**

Bob Jones explained that this was the agency they use to collect past due assessments. They were getting 42% return by using their services and they had recovered about \$8,000 in assessments, to date, that were in arrears.

Jones noted the contract would be up next year and then they would assess if they would continue with Greenflag Recovery agency.

**Equity Ventures Realty, LLC – Avoiding Foreclosure:**

Bob Jones said this involved a company that headed off foreclosures and they would like them to meet with homeowners who were having hardships. Jones noted Equity Ventures Realty indicated they would be willing to work with them and they would provide publicity for them in their March newsletter.

Jones noted that they would have an open house meeting with Equity Ventures Realty on Tuesday March 29<sup>th</sup> at 7:00 pm at the south clubhouse.

**Photo IDs for Swimming Pools:**

Victoria Webb said that this year they would be going with a photo ID system for residents and their guests to gain access to the pool and that more information would go out to everyone with times and dates they could come and get their ID's.

Webb explained that residents would have to bring their ID's to the clubhouse attendant however having a past due balance on dues would keep residents from getting ID's.

Webb encouraged residents to watch the sign boards updating them on times and dates that they could come in for their ID's and noted that residents could come in any time during the summer as well to get them.

Webb noted that two homeowners at each residence would be able to receive two guest passes so typically four guest passes per house-hold. She said this process was still to be determined and noted that residents who would be allowed guest passes had to be 18 and older.

Bob Jones said this would hopefully minimize a lot of the complaints they had received in the past.

**North Clubhouse Supervisor / Additional Clubhouse Attendants:**

Victoria Webb said final stages were not in place; however they would be hiring at least one person to run the north clubhouse, and that the position was seasonal from mid April to end of May. She said information would come out in the newsletter and applications would go out as well.

Webb noted that both clubhouses would need attendants and they would like to hire within the community as they would be working for the Homeowners Association.

Bob Jones said because they would be working for the Homeowners Association he had asked Megan McGarry and John Fawver to take part in the screening of applicants.

**New Business as may come before the Board: (7:16 pm)**

Bob Hyde reported they had an actual ending balance \$318,296.68 in the reserves budget.

Hyde also noted the garbage waste dispenser station was coming back around and would be going to the City Council and asked residents to be advised and to watch their website for new information.

**Homeowner Question & Answer:**

Resident Wendy Allan asked if the size of the fence that they were allowed on their property would ever change. The Board briefly explained it could not as it was part of the Covenants and explained what it would take to change the Covenants.

**Adjournment:**

Bob Jones asked for a motion to adjourn the meeting at 7:33 pm. Richard Aubrey made the motion to adjourn the meeting and Jennifer Milewskii seconded the motion. The motion was unanimously approved by voice vote by residents and Board Members.

**Next meeting:**

Wednesday May 11, 2011  
South Clubhouse at 7:30

*Minutes Respectfully Submitted by:  
Jamie Cheatham*