

*Lakewood Springs Homeowners Association
Board of Directors
Quarterly Meeting Agenda
Wednesday, August 11th 2010, 7:30 pm
Lakewood Springs South Clubhouse*

Present:

Homeowners' Association Board Members

President, Bob Hyde

Vice President, Bob Jones

Treasurer, John Fawver

Secretary, Richard Aubrey

Member at Large, Tom Haynes

Property Manager, Victoria Webb

Attorney, D.J. Kramer

Other Attendees (Taken from Sign-In Sheet & During Meeting)

Joseph Soroka

Jenny Brens

John Brawns

Nichole Dubinski

Sherice Malrich

Patti Binder

John Nayback

Erin Shaffer

Dick & Ginny Banning

Jennifer Milewski

Laurie Jones

Rob Bruce

Meeting Called to Order:

Bob Hyde called the meeting to order at: 7:34 pm

Approval of May 12th, 2010 Meeting Minutes:

Bob Hyde asked for a motion to approve the minutes of May 12th, 2010. Bob Jones made the motion and John Fawver seconded the motion. The motion was approved by voice vote.

Building & Grounds:

Bob Hyde said they had done a lot of work around the association which included painting the gazebos, repairing fencing around the pond, roof work on a couple of the gazebos and removing graffiti from the north playground area. He noted they would be transplanting bushes and flowers and putting them in areas where they were thinning out.

Hyde said that he had several conversations with John McFarland with the bank in regards to the trailer. He explained that Lakewood had a lease on it, the leasing company had gone out of business and the bank then owned the lease however the bank then was taken over by the FDIC. He said the bank sent a no interest letter so they would be breaking the trailer down in four sections and moving it out and the space would be backfilled and grass was to be planted. He noted the money was there they were just waiting on the no interest letter.

Hyde reported that they had been cutting yards because the city did not have enough money to cut them. He noted they cut eleven however they had about twelve more that needed to be done.

Hyde brought up for rent or for lease signs and said residents could not be putting them in their yards or windows. He encouraged residents if they saw signs to call the number and ask them to take them down. Victoria Webb said that residents could call her and she would make the call to ask them to be taken down.

Fence and other updates:

Bob Hyde said that the south side was about 90% done with two panels that still needed to be built and trim boards to be put up. He said they hoped to have it completed by next week and the north side was nearly done however they were pushed back about a week due to rain.

Reports:

Bob Hyde reported they had put more sand in the pool filters.

Hyde said they received a letter from Castle Bank asking them if they wanted to sponsor the Castle Bank Challenge for the Plano Athletic Association.

Hyde noted that they needed to discuss that there was an election coming up in November. He wanted to get the information out there in a news letter. He said that Tom Haynes and John Fawver were up.

John Fawver reported that he did not have enough information for the last news letter so he did not put one together however the next one would come out in September and he encouraged residents to get him any information by August 28th. He said the September newsletter would go out with September's billing.

Tom Haynes and Bob Jones said they had nothing to report.

Neighborhood Watch:

Richard Aubrey said he was trying to keep the neighborhood drives going and he noted he put the flyers out again on the lighting. He explained the flyer and that it was in regards to encouraging residents to be involved in the neighborhood watch. He said the flyer talked about how to light up Lakewood by residents lighting their homes from dusk till dawn with approximate cost if they used energy bulbs.

Aubrey said due to so much going on this weekend, such as movie night, they would not have a neighborhood watch meeting however there would be one in September and one in October.

Aubrey said they would have an Amber Alert coming up next month and all residents had to do was give him their name and email and he would send email updates on what was going on in the community.

Aubrey also noted that on the south and north side they had signed up a designated person to drive around however he was still looking for people who wanted to be on the neighborhood watch.

Bob Hyde wanted Aubrey to get with the lieutenant because he wanted to know how many patrol cars they've got in Lakewood and when. He stressed his concern about drag racers in the community and he wanted to make sure something was done about it.

Richard Aubrey brought up the potential homeowner who wanted to add onto a home however there was a problem in the covenants about the type of addition he wanted to put on. He said the potential buyer wanted to take one of the two bedroom one bathroom ranch homes and build up; making the home a two story above the garage leaving the style of the house the same. Aubrey said that the Lakewood Springs covenants state that the structure or height shall not be increased above the height of which it was constructed. Aubrey said this gentleman would love to buy and is looking at other homes however structure wise there was a setback to possibly buying due to the covenant.

The Board discussed that they would need two-thirds of all Lakewood home owner votes to change any part of the covenant and that would be nearly impossible to do. Attorney, D.J. Kramer gave his legal point of view regarding the covenant. He said the covenant says "shall not" so that meant no.

Snow Removal Contract:

Victoria Webb noted they were up for contract for snow removal. She said that they signed a two year contract back in October 2008 and it had just expired. She said they currently had no contract and it was open for bid. She noted this was just for the clubhouse parking lots and the city took care of the streets. Bob Jones said he would look into getting some bids.

Webb said that this last year they spent \$4,830 on snow removal and that was just from January 1st through April 15th. Bob Hyde noted that dollar figure included salting too.

Victoria Webb said that they hired Georges Animal Control, a local company, to set traps and they had caught twenty-four muskrats. She said they only charged for what they took away. She noted they would do one more round of trappings and then they would start again in the spring when they were getting ready to have their babies.

John Fawver explained the muskrats had done a lot of damage, around \$20,000 worth.

Bob Hyde asked Victoria about the graffiti on a specific foreclosed home. He noted the kids were caught however the parents were not responsible for paying for the removal. Webb noted she was having the graffiti removed and they would add the cost of the removal onto the assessment and when it sold they would get their money.

Webb noted the next meeting would be Wednesday November 10th and that would be their yearly annual election meeting. She said that the notification and election form would go out with the next newsletter.

Webb encouraged residents to tell their neighbors and encouraged them to all vote. She said they needed to get 10% of resident votes and noted if they had 10% the first time they would not have to pay for another meeting and they would not have to pay for another mailer. Webb said the mailer cost \$1,200 and if they did not have enough votes in November then they would run the election into December and reiterated the importance of having the election completed the first time.

Jennifer Milewski said there would be a community event on August 14th. It was going to be an outdoor movie night. Milewski said that she was always looking for more volunteers and Webb noted she would post for volunteers on the clubhouse signs.

Signage for Entrances:

Richard Aubrey said he wanted Board's approval on seven neighborhood 18" x 24" reflective signs. He said that they would be put at the Lakewood Springs entrances and the total costs of the signs were \$227.50. Bob Jones made the motion and Bob Hyde seconded the motion. The motion was unanimously approved by voice vote.

Homeowner Question & Answer:

Bob Jones talked about violations and wanted a board member to take over the violations. Residents complained about garbage cans and Victoria Webb noted that she sends out a lot of violation notices on garbage cans and how it is an ongoing problem.

Resident asked about SSA's and wanted to know if there could be information on them in the news letter. John Fawver said that he would put information in the newsletter however with Attorney D.J. Kramer's approval of the information that he published. Homeowner said that she would send Victoria Webb the SSA information she had and was interested in going over it with the Board.

Adjournment:

Bob Hyde asked for a motion to adjourn the meeting at 8:43 pm. Bob Jones made the motion and John Fawver seconded the motion. The motion was unanimously approved by voice vote.

*Minutes Respectfully Submitted by:
Jamie Cheatham*