



**HAPPY
LABOR
DAY**

LAKWOOD HILLS REVIEW

September 2022

LAKWOOD HILLS HOMEOWNERS ASSOCIATION

Board of Directors Meeting

When: Tuesday, September 13, 2022

Time: 6:00 p.m.

Where: **VIA WEB/CONFERENCE CALL – SEE BELOW**

Board of Directors | 2022/2023

Michael Juric / President

John Hackenburg / Vice-President

John Nelson / Treasurer

Fran Elm / Secretary

Bryan Sampson / Director at Large

Ian Lynch / Director at Large

Vacant / Director at Large

HOW TO ATTEND THE BOARD MEETING

Due to continuing COVID-19 concerns, the Board will be holding the September 13 meeting via web conference/phone conference. If an owner wishes to attend the meeting, please contact Management so they can provide you with a link to attend the meeting.



TENNIS COURTS

Due to the vendor's busy schedule, the two north tennis courts will be resurfaced in early spring 2023.

GUESTS' USE OF LAKEWOOD FACILITIES

Please remember that per the Rules, Guests must be accompanied by a Lakewood Resident when using the common area facilities. This means the Lakewood Resident must be present when their guests are using the pool, fishing on the lake, using the tennis courts, etc.



Parking Reminders

Please remember that there is no overnight street parking on any streets within the Association.

Property Manager: Jennifer McNeil
Phone: 707-544-9443 ext 116
Email: jenn@focus-re.com
Emergency Pager: 707-544-9443 dial 123
Police Nonemergency: 707-838-1234

******SEE AGENDA ON REVERSE******



NEW BOARD MEMBER APPOINTED

Thanks to Ian Lynch for volunteering to be on the Board! Ian was seated as a director at the last meeting.

There is currently one vacancy on the Board. If you wish to volunteer for the Board, please contact Management with a brief statement of your interest in and any previous experience you might have

LANDSCAPING

The Association's new landscaper Landesign, has been working diligently on doing extensive irrigation repairs throughout the property. Please note you will see water on/off during the day as they are investigating leaks and confirming repairs have been successful.



PROPERTY MAINTENANCE

Please review your properties to take care of any routine maintenance items around your property to include cleaning, dry rot repairs, etc.



ACC MEETING DATES CHANGED

The ACC Committee will now meet the 2nd and 4th Tuesdays of each month. Please be sure any applications sent to Management are received no later than 3 pm the day prior to the meeting to allow time to forward to the Committee. For applications submitted directly on the website, those should be completed no later than 5 pm the day prior.

AGENDA

September 13, 2022 Board Meeting Executive Session - Closed Session – Board Members Only – 4:00pm

- I. Legal
- II. Violations/Violation Hearings
- III. Delinquencies
- IV. Formation of Contract Re Third Party Collection of Delinquencies
- V. Adjourn

AGENDA

September 13, 2022 Board Meeting Regular Board Meeting – 6:00pm

CALL TO ORDER / ROLL CALL

President Juric; Vice President Hackenburg; Treasurer Nelson; Secretary Elm; Director Sampson, Ian Lynch, 1 Director Vacancy

REPORT OUT ON CLOSED SESSION

1. August 9, 2022

HOMEOWNERS FORUM

(Three-minute time limit)

This is an opportunity for any Homeowner of Lakewood Hills to briefly address the Board on any matter that does not appear on this agenda. Items that appear to warrant a lengthier presentation or Board consideration may be placed on the agenda for discussion at a future meeting.

AGENDA ADJUSTMENTS

An opportunity for the Board to approve adjustments to the current Agenda.

COMMITTEE REPORTS

1. Grounds Committee
2. ACC Committee
 - a. Variance Requests – 9724 Lakewood – Install Bridgit Gutter Ramp for Driveway
3. Creek Committee
4. Water Reduction Committee
5. Lake Report
6. Financial Report and Review
7. Committee/Service Provider Reports

STAFF REPORT

1. Management Report

CONSENT CALENDAR ITEMS

These items can be acted on in one consolidated motion or may be removed from the Consent Calendar and separately considered at the request of any Director.

1. Approval the minutes from the August 9, 2022, Board Meeting and Executive Session Meeting
2. Approve bills and payables

ACTION ITEMS

1. Landesign – Review Proposals
2. Resume In-person Board Meetings
3. Reserve Analysis – Review Bid for Annual Update
4. Rinkor – Review Bid for Gate Camera Adjustments
5. Update Bank Signature Cards

DISCUSSION ITEMS

1. Restripe Crosswalks / STOP Lettering – Status –
2. Security and Safety
 - a. Non-Resident Use of Lakewood Facilities
 - b. Speeding Issues in Lakewood Hills
 - c. Signage – RV Lot/Exclusive Use Areas/Front Gate
 - d. Neighborhood Watch
3. Moving to Electronic Communications / Website
4. Status of Governing Documents

COMMUNICATIONS

Agenda / Newsletter items

NEXT MEETING – September 13, 2022

ADJOURN – If additional Executive Session is required, the Executive Session will resume at this time.