



LAKWOOD HILLS REVIEW

November 2022

LAKWOOD HILLS HOMEOWNERS ASSOCIATION

Board of Directors Meeting

When: Tuesday, November 8, 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 November 8 meeting via web conference/phone conference. If an owner wishes to attend the meeting, please see Zoom link on reverse.



UPCOMING WORK

Work is continuing with regard to repairing the sinkhole on Lakewood Drive. This was due to a portion of the storm drain in that area collapsing. This work should be completed in the next few weeks.

PG& WORK

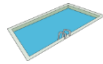
PG&E has advised that it will be completing the following work around the Association – dates are subject to change pending PG&E’s schedule:

- November 15 - 9462 Lakewood –replace transformer
- November 15 – 9544 Lakewood – replace transformer
- November 15 – 304 Windflower – replace transformer
- November 21 - 303 Blazing Star – repair underground gas leak

For the transformer work on November 15, PG&E has advised that power will be down from approximately 8:30 am to 3:00pm the day of the work.

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

POOL CLOSED FOR WINTER OCTOBER 31



Just a reminder the pool closed for winter as of October 31. The pool will reopen May 1.



BOARD MEMBER VACANCY

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



RESERVE STUDY COMMITTEE

Many of our residents do not understand what or how our financial reserves work. Yet a portion of your monthly dues is set aside every month in reserve accounts. Depending on the year, this amounts to approximately **20% to 25%** of your monthly dues. At year end the HOA had almost \$1M (yes that’s a million dollars) set aside in reserves to be used for repairs or replacement of significant assets. Currently there are just 2 community members who are working to understand and advise the board on when and how to budget and spend this money. If you have an understanding of budgets and/or capital projects, our community really needs you to join this committee. Please share your expertise!



REMINDER TO VOLUNTEERS

Just a reminder to those of you who volunteered to help keep street storm drains clear during winter storms that it looks like we finally have rain coming and will need to keep an eye on the street storm drains. Your efforts are much appreciated!



REMOVAL OF POLITICAL SIGNS

Please be sure to remove all political signs from your property after the election has passed.

AGENDA

November 8, 2022 Board Meeting Executive Session - Closed Session – Board Members Only – 4:00pm

- I. Legal
- II. Violations/Violation Hearings
- III. Delinquencies
- IV. Adjourn

AGENDA

November 8, 2022 Board Meeting Regular Board Meeting – 6:00pm

CALL TO ORDER / ROLL CALL

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

REPORT OUT ON CLOSED SESSION

1. October 11, 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. ACC Progress on Guideline Revisions
 - b. Variances
 1. 9662 Lakewood – Widen Driveway
 2. 9627 Lakewood – Amateur Radio Antennae in Backyard
3. Creek Committee
4. Water Reduction Committee
5. Lake Report
6. Financial Report and Review
7. Landesign Report

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 October 11, 2022, Board Meeting and Executive Session Meeting
2. Approve bills and payables

ACTION ITEMS

1. Landesign – Review Proposals
2. Rinkor – Review Bid for Gate Camera Adjustments
3. Pump Man – Review Bids for Monitors, Replace Main Electrical Panel
4. Landscaper Use of Maintenance Yard – 90 day Evaluation Period Up for Review
5. Landcare – Payment of Invoice for Irrigation Materials Purchased Prior to Termination
6. Appoint Finance Committee Member
7. 8950 Lakewood – Reimbursement Request for Water Main Repair

DISCUSSION ITEMS

1. Security and Safety
 - a. Signage – RV Lot/Exclusive Use Areas/Front Gate
2. Moving to Electronic Communications / Website
3. Status of Governing Documents
4. Reserve Study
5. Long Term Water/Landscape Plan

COMMUNICATIONS

Agenda / Newsletter items

NEXT MEETING – December 13, 2022

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

ZOOM LINK

Topic: Lakewood Board Meeting
Time: Nov 8, 2022 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/83049555916?pwd=akdZTWRJcXdXZUhYQTJseTlscWJDdz09>

Dial by your location
+1 669 900 6833 US (San Jose)

Meeting ID: 830 4955 5916
Passcode: 544551

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