



# LAKWOOD HILLS REVIEW

January 2023

LAKWOOD HILLS HOMEOWNERS ASSOCIATION

## Board of Directors Meeting

When: Monday, February 13, 2023 **(Note Different Date)**

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 February 13 meeting via web conference/phone conference. If an owner wishes to attend the meeting, please see Zoom link on reverse.



### UPCOMING CALL FOR CANDIDATES

There will be four positions open on the Board of Directors for the 2023/2024 term [John Hackenburg, Fran Elm, Ian Lynch (who filled Bob Karlsrud's vacant position) and the currently vacant position are up this election]. Any member of the Association not disqualified from nomination as a candidate (see Page 3 for Qualifications) may put his or her own name into nomination as a candidate for the Board by notifying Management prior to the close of nominations. Please contact Management if you are interested in this important and rewarding job by **March 16, 2023**.

Please note that if, at the close of the time period for making nominations (March 16, 2023), there are the same number or fewer qualified candidates as there are Board positions to be filled, then the Board of Directors may, after voting to do so, seat the qualified candidates by acclamation without balloting.

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

### BUDJIT DRIVEWAY RAMPS

You may have seen several owners with Budjit ramps leading to their driveways. The Board is currently testing these on a few homes temporarily and will revisit a discussion on these in the spring.

### OWNERS' LANDSCAPE MAINTENANCE ISSUE

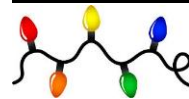
It has been brought to our attention from the Association's Landscaper, Landesign, that homeowners and/or their landscape contractors are blowing leaves and other debris from the owner's property onto the common area or into the streets. This requires Landesign to do additional work and incur additional expenses (additional dump runs) to discard of the owner's leaves/debris. These additional expenses have the potential of being passed on to the Association. Reminder: Homeowners are responsible for picking up and disposing of leaves and yard debris that are on the owner's property. Also, please remind your personal landscape contractors of this requirement. Thank you.

### Parking Reminders



Please do not park/drive on the common area lawns adjacent to the street as it damages the landscaping and irrigation. Thanks!

### HOLIDAY DECORATIONS



Please remember that all holiday decorations should now be removed.

**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

## AGENDA

### February 13, 2023 Board Meeting Executive Session - Closed Session – Board Members Only – 4:00pm

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

## AGENDA

### February 13, 2023 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. January 10, 2023

#### 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.

GUEST: Bradon Sackett, Landesign

#### COMMITTEE REPORTS

1. Grounds Committee
2. ACC Committee
  - a. ACC Progress on Guideline Revisions
  - b. Variances –
    1. 9319 Lakewood – Driveway
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 of minutes from the January 10, 2023, 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. Appoint Additional Member to Budget Committee
5. Ratify Emergency Vote – Cagwin Emergency Tree Work
6. Cagwin – Review Bid
7. Security and Safety
  - a. Signage – RV Lot/Exclusive Use Areas/Front Gate
8. Move to In Person Meetings?
9. Review Draft ACC Guidelines for Blue Units
10. Brelje & Race Proposal for Street Evaluation
11. Schedule Additional Meetings?

#### DISCUSSION ITEMS

1. Moving to Electronic Communications / Website
2. Reserve Study

#### COMMUNICATIONS

Agenda / Newsletter items

NEXT MEETING – March 14, 2023

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

#### TABLED ITEMS FOR FUTURE

1. Status of Governing Documents

#### ZOOM LINK

Topic: Lakewood Hills Board Meeting

Time: Feb 13, 2023 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84447815672?pwd=Qy9meWZaVkRDaWp1eU90K000ZkIrdz09>

Meeting ID: 844 4781 5672

Passcode: 355816

Dial by your location

+1 669 900 6833 US (San Jose)

**Qualifications for Candidates for the Board and Incumbent Directors.**

Candidates for the Board and incumbent directors must be a member of the Association at the time of nomination and at all times while a candidate for the Board and while serving as a director and not disqualified by one or more of the following conditions:

(a) He or she has been declared of unsound mind by a final order of court;

(b) He or she has a past criminal conviction that would, if the candidate was elected, either prevent the Association from purchasing the fidelity bond coverage required by Civil Code Section 5806 or terminate the Association's existing fidelity bond coverage; and/or

(c) He or she is more than 30 days delinquent in the payment of any Association regular or special assessment; provided, however, that he or she shall not be so disqualified for (i) nonpayment of fines, fines renamed as assessments, collection charges, late charges, or costs levied by a third party; or (ii) failure to be current in payment of regular and special assessments if either of the following circumstances is true: (1) he or she has paid the regular or special assessment under protest pursuant to Civil Code Section 5658; or (ii) he or she has entered into a payment plan pursuant to Civil Code Section 5665.

(d) He or she, if elected, would be serving on the Board at the same time as another person who holds joint ownership in the same Lot as him or her would be serving on the Board.

Notwithstanding the forgoing, a candidate for the Board or incumbent director shall not be so disqualified if he or she has not been provided the opportunity to engage in internal dispute resolution pursuant to Civil Code Section 5900 et seq. with respect to any such disqualification.