



LAKWOOD HILLS REVIEW

March 2023

LAKWOOD HILLS HOMEOWNERS ASSOCIATION

Board of Directors Meeting

When: Tuesday, March 14, 2023

Time: 6:00 p.m.

Where: **VIA WEB/CONFERENCE CALL OR AT FOCUS REAL ESTATE, 3936 MAYETTE AVENUE, SANTA ROSA**

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

The Board will be holding the March 14 meeting via web conference/phone conference or you may attend at 3936 Mayette Avenue, Santa Rosa. If an owner wishes to attend the meeting via Zoom, 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****

ADDITIONAL BOARD MEETING ON MARCH 16

The Board will be holding an additional Board meeting on March 16, 2023, at 6pm (via Zoom only) to discuss in detail the reserve study. Please be sure to attend as this is an important meeting as it deals with the Association's budget/finances. See additional agenda enclosed.



CALL FOR COMMITTEE VOLUNTEERS

The Lakewood Board is looking for volunteers for the Grounds Committee (one vacancy available). The Grounds Committee works with Management and vendors on coordinating projects, reviewing landscape issues and presenting a report to the Board at the monthly Board meetings.

Please contact Management (jenn@focus-re.com or (707) 544-9443) if you are interested in serving on the Grounds Committee. Committee members will be appointed at the March 14, 2022, Board meeting.



Speeding Issues in HOA

Please remember that the speed limit in Lakewood Hills is 25 mph. Many residents walk in the evenings and it is difficult for drivers to see them. Please slow down for the safety of all residents and be careful when driving. Please also be careful when turning out from the Courts onto Lakewood Drive.

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

March 14, 2023 Board Meeting **Executive Session - Closed Session – Board Members** **Only – 4:00pm**

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

AGENDA

March 14, 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. February 13, 2023, February 23, 2023, March 8, 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.

COMMITTEE REPORTS

1. Grounds Committee
2. ACC Committee
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 February 13, 2023, Board Meeting and Executive Session Meeting, February 23, 2023, Emergency Executive Session Meeting, and March 8, 2023, Emergency Executive Session Meeting
2. Approve bills and payables

ACTION ITEMS

1. Landesign – Review Proposals
2. Rinkor – Review Bid for Gate Camera Adjustments
3. Appoint Additional Member to Grounds Committee
4. Ratify Contract – Landesign French Drain at 9204/9222 Lakewood
5. Security and Safety
 - a. Signage – RV Lot/Exclusive Use Areas/Front Gate
6. Schedule Additional Meetings?
7. Appoint Election Inspector for Annual Meeting
8. JLM Painting – Review Bid to Remove Trellis

DISCUSSION ITEMS

1. Moving to Electronic Communications / Website
2. Reserve Study
3. Pump Man – Bids for Monitors, Replace Main Electrical Panel - Status
4. Draft ACC Guidelines for Blue Units – Out for Owner Comment
5. Possibly No Lake Fishing During Spawning Season
6. Document/Database Storage
7. Reyff Electric – Review Bid
8. JLM Painting – Review Bid to Remove Trellis at Front Gate

COMMUNICATIONS

Agenda / Newsletter items

NEXT MEETING – March 16, 2023 and April 11, 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: Mar 14, 2023 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85029142697?pwd= Tk4Qk1sODd1bnhsd2JmbUIRL0RLUT09>

Meeting ID: 850 2914 2697

Passcode: 070230

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.