



LAKWOOD HILLS REVIEW

April 2023

LAKWOOD HILLS HOMEOWNERS ASSOCIATION

Board of Directors Meeting

When: Tuesday, April 11, 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 April 11 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.



PREBALLOT NOTICE/NO BALLOTS

The 4 candidates running for the 4 available Board positions are as follows: Bob Casanova, Fran Elm

(Incumbent), Ian Lynch (Incumbent) and Caleb Munsill.

Please note that at the close of the time period for making nominations, March 16, 2023, there is the same number or fewer qualified candidates as there are Board positions to be filled. Therefore, the Board of Directors will, after voting to do so, seat the qualified candidates by acclamation without balloting. The annual meeting on June 13, 2023, at 6pm will still take place to address other business.



POOL

The pool will be open May 1. Please make sure to keep all furniture back from the edge of the pool at least 5 feet to avoid liability. Please also make sure

to take all personal belongings with you when you leave as the HOA will not be responsible for lost/stolen property, or storage.

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

ADDITIONAL BOARD MEETING ON APRIL 13

The Board will be holding a Town Hall Community meeting on April 13 2023, at 6:30pm at the Windsor Grange, located at 9161 Starr Road, Windsor. The Town Hall is to discuss with Owners the Association's finances to include the upcoming budget, reserve study, etc. Please be sure to attend this in-person meeting. A separate notice of the meeting will be provided.



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.



TENNIS COURTS

The two north tennis courts will be resurfaced beginning April 24, 2023, weather permitting.

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

PROPERTY EXTERIORS

The Board will be walking the community to review for violations shortly. With spring coming, now is a great time to take care of any needed painting, dry rot repairs or other work that is needed to bring your property into compliance with the governing documents. Don't forget you are not allowed to attach anything to your fences and those items should be removed.

If you are interested in making any landscaping changes to your front yards, or other exterior changes (such as painting) to your residence, you will need to receive prior approval from the ACC Committee. Please contact Management who will lead you in the right direction or review the website at www.lakewoodhillshoa.com. Failure to file an Architectural Change Request will lead to fines.

Don't forget too that there are new Construction Guidelines that all residents must follow for both interior and exterior construction.

AGENDA

April 11, 2023 Board Meeting

Executive Session - Closed Session - Board Members

Only - 4:00pm

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

AGENDA

April 11, 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. March 14, 2023, March 16, 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 March 14, 2023, Board Meeting and Executive Session Meeting, March 16, 2023, Board 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. Appoint Additional Member to Finance Committee
5. Appoint Director to Vacant Director Position
6. Consider Qualified Candidates to be Elected for Acclimation: Bob Casanova and Caleb Munsill
7. Security and Safety
 - a. Signage - RV Lot/Exclusive Use Areas/Front Gate
8. Review Bids to Remove Trellis
9. Draft ACC Guidelines for Blue Units - Review Owner Comments / Approve Final Version
10. Cagwin - Review Bids for Tree Work Behind 9257 LWD and By Tennis Courts/ Sycamore Spraying
11. Set Dates for Annual Community Walk Around

DISCUSSION ITEMS

1. Moving to Electronic Communications / Website/ Document/Database Storage
2. Reserve Study
3. Pump Man - Bids for Monitors, Replace Main Electrical Panel - Status

COMMUNICATIONS

Agenda / Newsletter items

NEXT MEETING - April 13, 2023, May 9, 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: Apr 11, 2023 06:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88577572791?pwd=d1MQUNteHh0ZGyVWJiUjhJemUvdz09>

Meeting ID: 885 7757 2791

Passcode: 454807

Dial by your location

+1 669 900 6833 US (San Jose)