

Lakewood Homeowners Annual Meeting 2022
June 18, 2022

Meeting called to order at 12:15

Calling of the Roster:

Sue Compton, Gladys Robinson Lots 103 & 10
Gail Gill/LuAnn Ellsworth Lot 102
Sonia Knibbs/ Bryon Knibbs Lot 17
Cindy Wade/Property Manager
Fran and Rich Anstine Allegri Lot 83
David Houle, Carole Houle Lot 69, 72
Kendall and Foster Knowles Lot 3

Due to the lack of quorum, the HOA meeting was adjourned and it was moved and seconded to start of the annual board meeting. Everyone introduced themselves.

Reading and Approval of the 2021 Meeting Minutes

Meeting and approval of minutes were approved and seconded.

Presidents committee report:

The house on lot 89 has resumed building after having a problem with the original builder.

Sue Compton spoke about the changing of banks for the association which has been completed. An audit of the association books (needed every three years) is in progress as expected and should be completed by July 15th. Chase Bank is the new bank of record.

As far as maintenance, we are looking into solar lights for the gate in the West Lakewood development.
Also we are keeping an eye on the road blacktop for additional sealing.

Financials:

The Operating account balance: \$81, 239 and the Reserve account has \$167, 990

Past due accounts are being followed up on and it was noted that the bills went out in April.
A notice will be coming on email regarding late charges.

Lot 21 has just been foreclosed on and it was voted on and approved to a notify all property owners that we are accepting bids for new ownership. The average price of lots is approximately \$8,000 at the present. We will possibly be using Lattimer and Little downtown Marion to complete closing documents.

Ratification of the 2022 Budget:
(This document will be on the website) We will be using the 2022 budget as previously approved.

Election of board members:

Doug read covenant rules regarding BOD changes.

Nominations for the Board of Directors was opened to choose officers for the coming year. The Board of directors will be meeting to choose the new officers and residents will be notified.

Old Business:

There is no significant business to discuss. The possibility of decals listing property numbers could be created in the future to keep track of four wheelers and vehicles.

Roadway clean up by Mr. Mole has been changed because the inability to reach him, however, Cindy Wade has taken the job of roadway work.

New signs are being erected on the main West Lake Rd. for “Slow Down” because the quick driveway in the area. There is a concern with big trucks going too fast. Builders will have a temporary code for access to the development.

New Business:

Drainage on lot 3 was discussed, and the continuation of drainage clean up.

Bids will be entertained to clean out the pipes to create better water flow.

David Houle as a resident who is also building will take a look at the situation and followup.

Adjournment:

It was approved and seconded to adjourn the meeting at 1:39.

Respectfully submitted by:

Gail Gill

Secretary

