

Lakewood Homeowners Annual Meeting 2024

May 26, 2024

The Lakewood HOA Meeting began at noon at Reese's Delectables downtown Marion. The meeting offered Zoom for all residents and lot owners who could not attend. This is the 18th year of the Lakewood Development HOA.

Roster: \$

Sue Compton, President, David Houle, Vice President, LuAnn Ellsworth, Treasure, Gail Gill, Secretary, Gladys Robinson, Laura Berrio, Members at Large, Doug Talley, Administrative Property Manager, Cindy Wade onsite Property Manager.

Lot Owners Represented:

David and Carol Houle Lots 69 and 72

John Hines, Jennifer Farmer Lots 35 and 38

Daniel and Beth Bell lot 20

Dennis and Pam Gough lots 47 and 48

Marvin and Bambi Greer lot 12

Cameron and Krystal Freeman lot 4

Gail Gill and LuAnn Ellsworth lot 102

Sue Compton and Gladys Robinson Lots 103 and 10

Laura Berrio lot 99

15 PROXIES were also offered.

Board President Sue Compton welcomed the homeowners and introduced the board.

She explained the purpose of the board and the need for a quorum which is 33, we presently have 28 with the submitted proxies. A quorum is needed to change the By-laws and Covenants. As we do not have the quorum, we will close the board meeting and have an open meeting.

A motion was made and passed.

Approval of last year's minutes passed after being read by Sue Compton, noting that we had 29 people at last year's meeting.

As of May 2024, we have 14 completed residences. (10 in LW East and 4 in LW West, 2 under construction)

David Houle motioned to accept the minutes as presented and Laura Berrio seconded the motion. The Motion passed. David spoke on the handout each resident gave, which is also listed on the website. The possibility of hiring a real estate company to network and handle sales in the development was explained.

Financials:

The financial report was given by Doug Tally. This will be attached to the minutes and will be available on the website.

It was suggested that we have an electronic way to pay HOA dues.

John Hines, Daniel Bell and Carol Houle agreed to help set up collecting dues electronically.

The 2024 Budget was ratified.

John Hines and David Houle made the motion and seconded to accept the Financial Report.

Nominations:

As there were no nominations from the floor, no further board members will be added.

Old Business:

Cameron was thanked for installing the mailboxes and we are still waiting for the box to be installed. It was suggested we send the Postmaster a certified letter requesting the keying of the new box.

Residents on Zoom were given the opportunity to ask questions along with those present.

Drainage issues were discussed, it is an ongoing project at this time, Cindy Wade will consult with the board regarding the drainage.

Gate repairs and the problem with lightning were addressed. Cameron suggested he could install surge protectors on both gates to alleviate the lighting strikes shorting the motherboard.

New Business:

A current list of contractors and vendors for new construction is needed.

The addition of landscaping was discussed, and Jennifer Farmer offered to chair the committee and Bambi Greer offered her assistance.

The topic of upgrading the Lakewood West gate software will be addressed by David Houle and Marvin Greer.

The addition of a new Parcel box at Lakewood West will need more discussion.

The use of Mail Chimp for better communications between lot owners will be researched by Jennifer Farmer that will lead up that committee.

The meeting was adjourned at 1:30

Respectfully Submitted by,

Gail Gill

Secretary

