

## Lakewood HOA / ARC Meeting of Sunday February 8, 2015

In attendance were Jim Jacobs, Don Michels, Joe Walter, Skip Reasonover, Jim Terry and Ernie Medina. Flip Milo informed me he would not be able to attend. Angie Brown did not respond to the invitation to attend till Sunday afternoon that she would be unable to attend. Angie has since communicated with me. She was out of town during the time the meeting was called and convened.

The following will summarize the points discussed and the action items resultant from our meeting.

1. The committee is limited to a max number of members to 7 per our Lakewood Criteria and Standards. We have a total of 8 people that want to participate.

To Do: We need to have one person be willing to resign from the committee.

I'm tendering my resignation effective immediately, which will return the ARC to an active participation of 7 members

2. The committee voted to maintain Jake Jacobs and Ernie Medina as Co-Chairs of the committee.  
(Just for the record, I'm willing to offer my resignation if the rest of you would like to continue on the committee)

3. The ARC request from 4072 Glenhurst N, asking for ARC approval for the removal of 11 pine trees located in their back yard (7 trees would remain) was discussed and voted upon.

The ARC response to the request was to grant approval for the removal of the trees with the caveat of asking for the planting of one "noble hardwood" tree. The caveat needs to receive further discussion from the ARC.

Jake and Don will provide all members of the ARC a copy of the letter written to J Devicentis regarding request to remove two oak trees from his property.

3. The planting of the tree would minimize the visual impact caused by the removal of existing trees.

To Do: Joe Walter will provide Jake the specifications for the new tree to be planted.... size;

- Jake Jacobs will include a listing of approved "noble hardwood" trees in the documentation.
- Jake will register the modified ARC form with Ed Castellani and provide a copy of the approved for to the homeowner.

4. Modification of the Lakewood Criteria and Standards.

It was agreed the document would be modified to reflect

- a. The inclusion of Golf Carts and ATV's or any unlicensed vehicle on the list of items not allowed to be in public view.

The existing covenants already include the statement "unlicensed vehicles" so no modification will be necessary.

- b. The ARC's option to request the planting of "noble hardwood" trees to replace trees approved for removal.

To Do: Don Michels and Ernie Medina would offer a modified document to the ARC for review and vote.

Only the language related to tree replacement need be addressed at this time

The revised document would be submitted to the Board for review and vote.

The revisions will be presented and discussed at the next ARC meeting

The amended and approved Architectural Criteria and Standards document would be sent to all homeowners to notify them of the changes.

5. "Friendly Reminders" to neighbors regarding some of the ARC Covenants.

The request for the letter has already been sent to Scott with the suggested text.

The ARC reviewed the list prepared by Joe Walter of "Friendly Reminders". It was voted the most appropriate method of communicating the reminders was to have the President of the Lakewood HOA issue them in a general letter to the neighborhood.

It was agreed the letter should be sent by end of this week if possible.

To Do: Jim Terry will draft a letter for the introduction of the list of "Friendly Reminders" done

Joe Walters will amend the list to reflect the most needed "reminders" done

6. Violations communication.

Three letters had been created as templates to use when and if any of our neighbors refused to comply with the covenants and regulations. It is understood the first communication with a neighbor in violation of the covenants would be verbal... neighbor to neighbor... If compliance was not achieved, the letters would be sent sequentially till compliance was achieved. All ARC members have copies of the three letters.

To Do: If you feel the letters need to be modified, reworded or otherwise changed, please provide your input.

The ARC's objective is to achieve compliance while maintaining the greatest "good will" possible between our neighbor and the community. Still needs to be done

#### 7. Neighborhood inspections

Discussed and concluded routine inspections are not necessary. Each committee member should report obvious violations to the rest of the ARC.

Additionally the ARC would be sensitive to neighbor complaints regarding covenant violations. In that sense, the ARC will be both reactive and proactive.

#### 8. Next ARC Meeting

The next formal meeting will be held in March/April timeframe.... once the growing season may produce the need to resolve landscaping issues.