

Lakewood at Windsor Parke Homeowners Association November 18, 2017 Meeting Minutes

The following are the minutes of our annual meeting held Saturday, November 18, 2017, at the Holiday Inn Express at Windsor Commons.

In attendance:

2017 Board Members Don Michels, President
 John Morris, Vice President and Secretary
 Leyse Lowry, Treasurer

Homes Represented: 20 homes represented in person or by proxy establishing a quorum

Residents Represented: Baujan, Brown, Castellani, Csillag, Gorey, Hall, Iannucci, Longo, Lowry, Medina, Michels, Morris, Parmelee, Russell, Skjordahl, Terry, Thigpen, Victor, Walter, Young

The meeting called to order 10:30 am

Committee Reports

Treasurer's report

In the checking account, we are accumulating funds because our income exceeds our expenses. Also, bulkhead fees reside in the checking account and we are waiting until they accumulate to \$5,000 before purchasing the next CD. Federal taxes must be paid via the checking account, and when the bulkhead fees are next invested, they will be reduced by any federal taxes that were paid from the checking account.

A question was raised as to whether we could invest in tax exempt mutual funds. But that idea was quashed because the funds must be invested in a low risk asset. Another question was raised as to why we must pay taxes since we are a non-profit. The instructions to IRS tax form 1120-H (the return filed by home owners associations) state that taxes must be paid on unrelated business income and specifically lists interest on savings accounts as an example of unrelated business income.

The board has decided to increase the dues 5% for 2018. Even though the HOA is accumulating cash, a reserve is good to have for emergency expenses and for neighborhood improvements.

ARC

Landscape

The small American flags need to be replaced. The holiday decorations are also in need of updating. The landscape budget has been increased from \$400 to \$600.

Social

There was a spring social which was sparsely attended, and fall social with a Halloween theme which was well attended. Judi Skjordahl has graciously agreed to host the holiday party again this year.

Welcome committee

The duties of this committee will be absorbed by the Social Committee. Some discussion occurred regarding a hard copy of materials to be presented to new residents. However, the norm now in the industry is to store these on a web site and to give new home buyers access to the web site. But since some people prefer paper, the new home buyer will be supplied with a smaller version of Lakewood's rules.

POA news

Old business

None.

New business

Freshening up the neighborhoods

Suggestions have been made to make neighborhood wide improvements:

- Painting the light poles (which we will not do because it is the city's responsibility)
- Power washing the sidewalks (which was done before at great cost, with only temporary effect, and can actually harm the sidewalks if they are not subsequently sealed).
- Maintaining mailboxes (which is the responsibility of the homeowner).
- Keeping the side drains clear. A letter will be delivered to home owners telling them to keep lawn waste will away from the drains

Flag

During the year thought was given to putting up one or two flag poles on the monuments. Various options have been discussed (placing flags on both monuments or just one, one flag on the monument or two, 4x4 wooden post with flag hardware attached to the post, professional installation of a metal flag pole). There was not enough interest in putting up a flag pole (or poles), so the topic has been tabled indefinitely.

Board elections

The terms of Don Michels and Leyse Lowry are ending in 2017. A vote was taken and passed to re-elect both to the board.

2017 HOA Board Members

Don Michels	President
John Morris	Vice President and Secretary
Leyse Lowry	Treasurer

Committee membership

Architectural Review Committee

Lisa Brady
Cheli Hewitt
Jim Jacobs
Flip Milo
Jim Victor

Landscape Committee

Angie Brown
Bob Longo
Lauri Longo
Marlene Young
Steve Young

Social Committee

Carol Gorey
Melinda Medina
Marlene Young

A motion was made and seconded to adjourn the meeting. The motion carried.

The meeting was adjourned at 10:15 am.