

**Lakewood Green Homes Association**  
**Board of Directors Meeting**  
**November 18, 2025 | 1:30pm | St. Paul's Episcopal Church**

**The Secretary's Notes**

**These notes have not been reviewed, much less approved, by the LGH Board.**

**Call to Order**

The Business Meeting of the Lakewood Green Homes Association Board was called to order at 1:33 by Cindy Fite, Board President

Board Members Present:

Cindy Fite, President  
Guy Bradley, Vice President  
Fred Ramey, Secretary  
Todd Jacobsen, Treasurer

Colorado Association Services:

Karen Culter, Community Manager

Others:

Jan Hamilton, Marsha Asheim

**Meeting Minutes approval**

The Board approved the October 21, 2025 Board meeting minutes as written. *See* approved minutes on Town Square.

**President's Report**

- Every attempt should be made to post the Secretary's notes on the LGH website as soon as possible after each Board meeting. Official minutes will be submitted to the Board for review within a week. Board comments will then be entered (or responded to), and the Board will vote to approve them via email.
- Nominations for two board seats are open. The Ackerts, graciously, have agreed to be on the nominations committee. Guy Bradley will head that committee. Nominations are due by the Annual meeting now scheduled for March 10.
- Board training by Associa remains unscheduled. At this point it most probably will take place after first of the year.
- Trash pick-up: Karen Culter will take the Board's questions about Waste Connections' rules to WC and report back to the Board president. Cindy provided the following outline of her understanding of WC's rules:
  - Owners must use Waste Connections containers for trash and recycling. WC will not pick up material that is not in those bins.
  - The black-lidded bin is for trash. The orange-lidded bin is for recycling. WC will not pick up orange-lidded bins on trash-only days.

- Owners may request either 64-gallon or 96-gallon bins. Both options are available for both categories.
- The trash in the black-lidded bins must be in bags as well. (Although this is one of the questions Karen Culter will take to WC.)
- Water Break on 10<sup>th</sup> Avenue. PipeX has been paid. The Board ratified the motion before the Board to accept the emergency contract. The Board recommends that we keep MTech in mind for future emergency situations.
- Leaf cleaning. Cindy requested of the Manager that owners be given a couple of days' notice before leaf-cleaning begins.
- Extreme Plant Care: See Manager's report
- Fence erosion: See Manager's report

### **Vice President's Report**

Nothing to report

### **Secretary Report**

In order that it be entered to the minutes, the secretary noted that

- on November 5 the Board voted via email to accept the budget as it had been adjusted in the October Board meeting, and
- on November 6, the Board was notified via email of the emergency contract with PipeX to repair the water main break on 10th Avenue. The amount of that contract was \$17,250.

### **Design Review Committee report**

Work on gutter guard and downspout at 8545 was completed.

### **Treasurer's Report / Financial Overview**

- The Board does not yet have complete October financials.
- Of the CDs at Alliance, one rolled over in September (to March 28, 2025) and the other will roll over on Nov 28. It was moved that the Association roll both CDs over to two 7-month CDs at the available rate of 3.75%. The motion was seconded and approved.
- October Financials will be done Friday.
- Balance for operating funds: \$42,554
- Balance for reserves: \$141,207 (The balance is after paying PipeX. *See Secretary Report.*)
- Motion was made to accept the September financials as presented. It was seconded and approved.

### **Association Business**

- Tree care
  - Pruning is scheduled for the week of Thanksgiving, but more likely will be done later, at least by 12/08.
  - The owner has marked some dead branches at 8503
  - The Scotch Pine behind 8547 is, alas, dead
  - Xcel rather mutilated the trees at 8522, 8522, 8524. The Board is requesting that those trees be re-shaped with further pruning.

- The sign at 8<sup>th</sup> Avenue is unlevel and the posts are loose and probably rotted. The evergreen that nestles the sign may not be level, itself. Much discussion was held, but it was determined to be a situation that could be addressed later.
- Wildlife-induced erosion under the perimeter fence across from 8522 & 8516 is expanding. Karen Culter recommended that a rock line be installed at the base of the fence. It was then proposed that the Association install a metal pet fence as a more economical alternative. The secretary noted that, if it is wildlife-induced, the animals might simply relocate their efforts along the fence. Karen is to study the situation further.
- Annual calendar: Motion was made to move Board meetings to the 4<sup>th</sup> Tuesday of each month (beginning in January 2026) so that the Board can have prior access to Association Financials. The motion was seconded and passed.
- Motion was made to ratify the emergency contract with PipeX (*see* both the President's Report and the Secretary's Report). This was seconded and approved.

### **2026 Budget:**

- A motion was made to ratify the decision to approve the budget in the packet was seconded and passed.
- The Owners' budget ratification meeting will be on December 2. Registration will open at 8:45 A.M. and the meeting commence at 9:00 A.M.

**Adjournment** — The Business Meeting of the Board was adjourned at 3:20 P.M.

**Next Meeting Date** — Next meeting will be December 16, 2025 at 1:30 P.M. at St. Paul's Episcopal Church.

### **Coda**

The following dates may also be useful to the Owners:

**Dec 8:** The Ladies' Luncheon at Davie's Chuck Wagon. A sign-up sheets are in the mail kiosks. Contact Shirley Campbell for details.

**Dec 13:** The Annual Lakewood Green Christmas Party will be at Cindy's House, 8527 W. 8th. Tentative time: 2:00–5:00 (or until everyone goes home). Food sharing will make a dinner plan unnecessary. Family, friends, etc. are welcome. And you are welcome to come even if you don't bring food.