

**Lakewood Green Homeowners Association
Board Meeting
15 April 2025
St. Paul's Episcopal Church**

Call to Order at 1:31 P.M. by President Cindy Fite

Board Members Present: Cindy Fite, Bev M. Monroe, Guy Bradley, Dan Holtman, Fred Ramey

Owners present: Jan Hamilton, Bill & Mary Ann Ackert, Marsha Asheim

MINUTES

Approval: A motion was made to approve the minutes for 18 March 2025 meeting. The motion was seconded and the minutes approved.

Ratifications: None

OFFICERS' REPORTS

PRESIDENT

A. RULES AND REGULATIONS

Cindy has gone through the Declarations and Rules & Regulations. A copy of her notes was provided. She recommended that the Board review and update R&Rs.

The President assigned the Community Life Committee to the Secretary

B. DRAFT WELCOME PACKET

The Welcome Packet remains a work in progress. Cindy asked that Board Members review the draft and send their responses, requests, and recommendations to Jan Hamilton or to the Secretary.

C. LG NEIGHBORS WEBSITE

Jan Hamilton is the new Website Administrator.

D. TENTH AVENUE ENTRANCE

All work on the 10th Avenue entrance is either in process or scheduled. Bulbs on the light posts there have been replaced. Thanks to Rich Schreiber for that. The address for the electric meter is now 8502 W. 10th Avenue.

E. UTILITY LINES MARKED?

Guy Bradley reported that he asked utilities to mark their lines as part of the process of planting trees.

F. The President reported that Edie Ramey's work in reducing the Community's records is ongoing. Her principles are to remove duplicates, financial documents

that are beyond their retention dates (such as cancelled checks), and documents that include Protected Personal Information (which should be destroyed), &c. All the documents in these categories have been given to Cindy for a second review.

VICE-PRESIDENT

A. New trees

Two oaks and a Kentucky coffeetree, and perhaps some mulch, are to be picked up on Saturday (4/19). Duane Brackeen will plant them. Guy Bradley will put plastic protectors around the trunks. Thanks to John Ziska for help with transporting the trees.

B. Math on Waste Connections

Guy Bradley reported that Waste Connections is applying a 47% increase in fees for 2025. He said that all other companies historically have bid higher than Waste Connection. More bids on trash removal service are pending. Bev Monroe reported that the Community is currently paying Waste Connections month-to-month because new contracts have not arrived.

C. Study on Berkshire Hathaway deductible

Guy Bradley reported that the Berkshire Hathaway policy has a \$50,000 deductible per building for wind and hail damage. Bev explained that, in a catastrophic wind or hail event, a Special Assessment would be made to cover the deductible. Homeowners' loss assessment insurance would cover that Assessment (less the Homeowner's deductible). The Board concluded that this question does not have an impact on the insurance amendment information.

D. Garden Clean-up April 23

Ten homeowners have volunteered to work on five gardens.

Common Area Landscape Advisory Committee:

The mulch spread to the north of 8542 W. 10th Ave. was spread by the Realtor listing that property.

The Board is awaiting a bid from Max on lawn repairs throughout the Community. There will be a Common Area walk-through by the Advisory Committee. Owners will be welcome to join in.

SECRETARY No report

TREASURER No report

Comments on Financials: Considerable concern was expressed during the meeting about monthly contributions to Reserves and about ensuring that expenses are properly posted to either Reserves or Operating expenses.

Bev will arrange for the auditor to meet online with the head of the Finance Committee and anyone else on the Board to address any questions regarding that concern.

AT-LARGE BOARD MEMBER No report

Design Review Committee: No report

MANAGER

A. COMMON AREA FENCE REPAIR & STAINING

Duane Brackeen is authorized to repair and stain the perimeter fences. He will stain the entry fence and will bid on repairing and staining the perimeter fence and on repairing the air-conditioner fences.

B. ASPHALT REPLACEMENT

Timeline: April 29. Details on that process will be coming for the homeowners.

C. 1ST AMENDMENT TO RE-STATED DECLARATION VOTES COMING IN.

Votes are coming in. The Board will follow-up with those who have not yet voted.

BUSINESS

A. Cindy moved to cancel Good Electric Service Company's original contract, to void the check written for that payment (\$3700), and to reject their second bid of \$4800. The motion was seconded and passed.

B. Cindy's motion to reject the bid from Zellelectric for \$2,000.00 to re-wire the 10th Avenue entrance was seconded and passed.

C. Cindy's motion to pay Indian Summer \$660 from reserves to repair lights on the 10th Ave. entrance was seconded and passed.

D. Guy's motion to hire Cutting Edge to spray ash trees for borers at the rate of \$745 was seconded and passed. In explanation, last month the Board discussed injecting the trees for the borers, but the bid for injecting the trees was much higher than for spraying them.

New Business

A. Landscape turf repair bids: No bids have been received.

B. Trash service bids: No bids have been received.

C. Sewer Line cleaning: A bid from PipeX has been received. It is still unclear which lines were cleaned last year. The question was tabled.

D. Gutter cleaning bids: We are awaiting a bid from Max

E. A motion (included below) for the Community to accept legal and maintenance responsibility for the sidewalk to the mailbox kiosk at 10th Avenue was seconded and passed.

Meeting Adjourned without objection at 2:57 P.M.

Next Board Meeting: May 20 at 1:30 P.M. St. Paul's Episcopal Church.

Motion to Accept Responsibility for Existing Sidewalk

Whereas, ^{in 1997} ~~approximately 100 years ago~~, the Lakewood Green Homes Association installed a concrete sidewalk beginning at 10th Avenue and extending across portions of Lots 8504 and 8510, providing pedestrian access to the community mail kiosk located on 10th Avenue;

Whereas, this sidewalk was installed for the benefit, safety, and convenience of the residents and has since been used and maintained in practice by the Association;

Whereas, the sidewalk was constructed by the Association across private property and has functioned as a common use improvement;

Be it resolved that, the Lakewood Green Homes Association hereby formally accepts the sidewalk as an Association-maintained improvement;

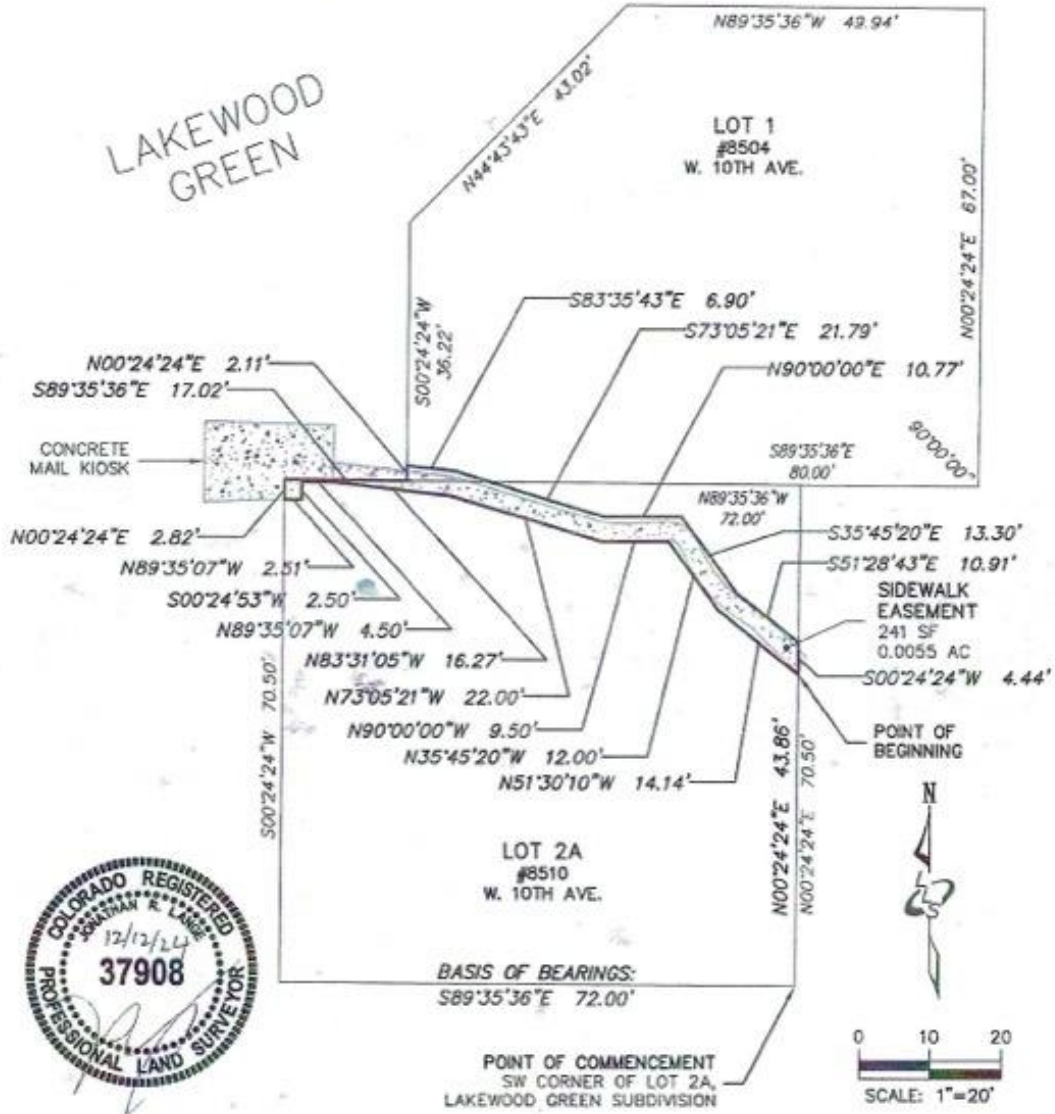
Be it further resolved that, the Association assumes full responsibility for the ongoing maintenance, repair, and liability of the sidewalk located across portions of Lots 8504 and 8510, as previously installed by the Association;

Motion submitted on [Insert Date] April 15, 2025

By: [Insert Name of Board Member/Submitters Party]

Cynthia Jato

ILLUSTRATION FOR EXHIBIT A – CONTINUED



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

Lange Land Surveys
 5511 WEST 54TH AVENUE, SUITE 240
 ARVADA, CO 80002
 P: (720) 242-9732 F: (720) 242-9834

PUBLIC SIDEWALK EASEMENT

PREPARED FOR: LAKEWOOD GREEN HOA

DWN BY: TU	CKD BY: JRL	DATE: 12/11/20
JOB NUMBER: 0090-2451	SHEET: 3 OF 3	