

**Lakewood Green Homes Association  
Board of Directors Meeting  
March 24, 2026 | 1:30pm | St. Paul's Episcopal Church**

**The Secretary's Notes**

These notes have not been reviewed, much less approved, by the LGH Board.  
Official Board Meeting minutes are posted after approval  
at [Town Square](#) on the Associa website.

**Call to Order**

The Business Meeting of the Lakewood Green Homes Association Board was called to order at 1:32 by Cindy Fite, Board President.

Board Members Present:

Cindy Fite, President  
Guy Bradley, Vice President  
Todd Jacobsen, Treasurer  
Marsha Asheim, Member at Large  
Fred Ramey, Secretary

Colorado Association Services:

Cynthia Gould, Community Manager

Homeowners present

Jan Hamilton  
Annette Bryce

**Meeting Minutes approval**

The Board approved the February 24, 2026, Board meeting minutes as corrected.

(Cindy requested that the numbers of the approved Rules be consecutive.)

The Board also approved the minutes to the March 10 organizational meeting as presented  
*See* Board-approved minutes on Town Square.

**President's Report**

Cindy recommended reviewing the LGH Declaration to ensure it matches the State's directives.

Properties for sale: 8542 has interest but no contract. 8524 has received an offer. Cynthia G. reminded the Board that the HOA Documents are available to realtors and buyers through "Community Archives" at the Associa website.

Interior Architecture: Cindy raised for consideration whether the Board (and the Design Review Committee) be made aware of changes that owners make to the interiors of

their homes? The question was raised in relation to the policies related to tenants. (See "Leasing Policy" below.)

The City of Denver has imposed watering restrictions effective March 25. We can expect restrictions in Lakewood as well.

A few holes have appeared in the ground throughout the community. They are being filled by Indian Summer as they are discovered. The situation is likely related to the dry conditions this winter.

Some Board members are still having some trouble accessing Strong Room at the Associa website. Cynthia G. will look into that and work with Board members to solve the problem .

Erosion under east fence on 10<sup>th</sup> is getting worse, and we expect that water will enter the ditch in April. The Board has reached out to My Sons landscaping regarding that erosion, but contact has not been successful. Cynthia G. will task Nathan Campbell from Associa with getting proposals.

The fence on the west side of the entrance at 10<sup>th</sup> Avenue needs to be repaired. The Board decided to specify metal posts to match other new fence work. Cindy will contact Duane Brackeen for this. Still in question is whether old concrete footings need to be removed. The Board agreed to keep the residents of the house on 10<sup>th</sup> apprised of what is going on.

Leasing Policy: Cynthia G. will give our old policy to Altitude (the legal team) and request a bid for creating a finalized policy. She suggests sending a query to every owner whose address is not "on property" to establish whether they have tenants.

The DRC is concerned about people who do their own work on their homes. The question is whether they should indemnify the HOA in writing for any such work.

Drainage proposal from 8517: Cindy suggests having Indian Summer clean up the swale at that location. Annette Bryce reported that the ditch is lined. She has previously looked for small contractors who might do concrete work on the swales. Cynthia G. recommends that we not allow anyone to construct beyond their property lines into the common area. Fred argued that the HOA should not cede responsibility for and control of the swales. The Board is aware that repairing sod following any reconstructions or repairs will be difficult this summer, especially given the coming watering restrictions. Cindy will contact contractors to address the drainage problem at 8517.

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

No report was given.

### **Secretary's Report**

The Secretary had nothing to report.

### **Design Review Committee report**

The welcoming packet was delivered to the new owners of 8516.

Condolences were sent in the name of the community to the two homes where owners have recently passed away.

The DRC approved removing metal from 8516 and installing a heat pump at 8526.

The welcome-to-spring party is on March 28, from 9:00 to 11:00 A.M. at 8520, the home of Del Gautsche and Ron Chamberlain.

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

Todd observed that the "Other Expenses" is large (\$35,443) primarily because we moved 21K from Operating to Reserves.

Audit and Tax paperwork has been submitted to COL Tax (the Auditor), and both are in process. The Board requested a copy of what was sent to the Auditor. Cynthia G. will get that from COL Tax.

Cynthia G. confirmed that Associa does "modified accrual". Todd suggested that expenses might best accrue when spent. This remains under discussion.

\$2K figure for gutter cleaning: While the invoice was created in Oct. 2025 it was not submitted timely and so was paid in February 2026. We closed the 2025 books in January when financials went to the Auditor. This will result in our showing one extra gutter cleaning in 2026 though that cleaning was done in 2025.

The Board requested that the February 24 informational memo from Annette Bryce be given to the Auditor. Guy forwarded it to Cynthia G. during the meeting. She confirmed that she will send it on to the Auditor. Some discussion was held about the Auditor's likely making adjustments as in prior years if the Auditor feels expenditures were not handled in the best way.

One of the HOA's Certificates of Deposit will mature on March 28. It was moved, seconded, and passed that funds from that CD be used to purchase a new CD at the 7-month rate.

### **Manager's Report**

Cynthia G. recapped the action issues that are outlined in the President's Report above. Annette Bryce reminded the Board that Edie Ramey had gathered the original drainage plans into a folder in the community files.

Cynthia G. reported on the need to straighten the utility boxes throughout the community and ensure that mowers no longer hit and dislocate them. She suggested putting rocks around them where that would be helpful. Associa will manage the project.

### **Association Business**

It was determined that there was no need at this time for an executive session regarding delinquencies.

Policies: The Board expressed the need to advance on establishing a workable Parking Policy. Cindy proposed that the first step be to identify where the broken sprinkler heads are. When we have that information, we will be in a better position to establish a strategy regarding cars parked in the LGH streets.

Drainage issues also exist at 8518 and 8525. These can be addressed in conjunction with the issue at 8517. (*See President's Report above.*)

Extreme Plant Care is still working on the work order from last year. The question was raised whether the locust trees in the community are diseased and whether the heavily trimmed tree at 8516 is to be taken down.

**Adjournment** — The Business Meeting of the Board was adjourned at 3:07 P.M.

**Next Meeting Date** — The next meeting will be April 28, 2026 at 1:30 P.M. at St. Paul's Episcopal Church. Subsequent Board meetings will be held on the fourth Tuesday of each month.

**Additional 2026 dates of note:**

10 November — Regular Board Meeting

17 November — Owner's Budget Ratification Meeting