

**Lakewood Green Homes Association
Board of Directors Meeting
June 23, 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 1:30 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

Homeowners forum

Strong disappointment was expressed regarding the DRCs approvals of the recent landscaping changes. The Board acknowledged that disappointment and made assurances that the Board is working to address the issues.

Meeting Minutes approval

The Board approved the May 26, 2026, Board meeting minutes. *See* Board-approved minutes on Town Square.

BOARD REPORTS

President's Report

Announced 4th of July Party at 11:30. Sign-up sheets are posted in the mail kiosks. Parking issues on 10th. Two homeowners have expressed concern about the numbers of vehicles that now occupy parking spaces throughout the community. A member of the Board added concern about parking along the streets. This is a long-ongoing

concern. However, no homeowner has recently reported trouble with parking their own or their guests' vehicles.

The same homeowners have also complained about dumpsters and commercial vehicles appearing temporarily in the community. The Board collectively feels that dumpsters—and workers' trucks—are necessary when homeowners are renovating their homes. It was further expressed that renovations are good for property values throughout the community.

M-Tech has not yet filled the hole behind 8541. (The hole was dug to repair a sprinkler valve.) M-Tech has been waiting for Indian Summer to repair the electrical wiring to the valve. This has been done, but there was a communication break between the two companies.

Otherwise, the sprinklers are functioning. However, a broken pipe at 8527 has long gone unfixed. This raised the concern that communications with Indian Summer are becoming a problem.

The budgeting process looms. It was asserted that we might need to increase spending on landscape maintenance and repairs. This might require an increase to the monthly HOA fees. Cyndi G. made recommendations for proceeding; she and the president will explore getting bids for the Board to review.

Frustrated with access to Strongroom was again proclaimed (for the third Board meeting in a row). Matt Bramlett and Cyndi G. are aware of the problem, but no solution was offered at this meeting.

The eroding fence along the east side of the community seems, at places, to have been braced. This isn't a solution, but it might mitigate the immediate need to address the erosion.

Vice President's Report

No report was given.

Secretary's Report

The Secretary had nothing to report.

Treasurer's Report / Financial Overview

We have acquired another \$50K CD and now have roughly \$135,000 in CDs, which is approximately 50% of Reserves.

We have already expended double the budgeted amount on tree service and need to dial that expenditure down for the rest of the year.

It was clarified that fencing repairs should be paid out of Reserves. Cyndi G. will do a Payment Transfer Request (PTR) to make that change.

The sprinkler valve replacement is also to be paid from Reserves.

The audit still is not completed. Cyndi G. will email Eric about that.

PipeX is scheduled to survey the sewer clean-outs.

At-Large Member Report

The new owners of 8542 have asked for permission to install radon mitigation. They understand that the exposed piping will need to be painted to conform to the community's colors.

In light of ongoing landscape changes, the Board should actively bring the DRC along in understanding the community's priorities and concerns.

Manager's Report

Cyndi G. put in the PTR for sewer clean-out and tree spraying this morning.

The spring gutter clean-out was not done. This may reflect the ongoing communication problems with Indian Summer. In addition, a \$2,600 charge for "gutter repair" was posted. The Board asked Cyndi G. to determine what that was for. Concern was expressed that the current budget does not allow enough for gutter cleanout when annual expenditure has been \$6K. The president reported that Dwayne Brackeen will clean the gutters for an individual homeowner for \$125, at the homeowner's expense.

The president added that seal-coating of the streets is a rotating process and that we need to reseal new asphalt now in order to keep the warranty. That action is on the maintenance schedule for July. Colorado Concrete will be doing that.

Cyndi G. reasserted that the Board should contact her whenever something needs attention. It is her responsibility to provide two or three contractors to choose from for each such project. This is the procedure.

Ratification items passed between Board meetings

None

Recess to Working Session:

Recess called at 2:38 (projected 25-minutes)

Recess ended: 3:10

Association Business

Motion was made, seconded and passed to move two significant delinquencies to legal action.

Adjournment — The Business Meeting of the Board was adjourned at 3:23 P.M.

Next Meeting Date — The next meeting will be July 28, 2026, at 1:30 P.M. at St. Paul's Episcopal Church.