

**Lakewood Green Homes Association
Board of Directors Meeting
April 28, 2026 | 1:34pm | 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
Marsha Asheim, Member at Large
Fred Ramey, Secretary

Colorado Association Services:

Cynthia Gould, Community Manager

Homeowners present

Jan Hamilton

Homeowners forum

As requested by the homeowner, the Board President read aloud a two-page letter from Nancy Nordby addressed to the Board dated April 27, 2026.

Cindy also provided the Board with the plan that the Nordbys have submitted for addressing drainage issues around their house (8517) and expanding their patio 4 feet into the common area behind it.

Meeting Minutes approval

Following discussion of the appropriate level of detail for Associa-generated minutes, the Board approved the March 24, 2026, Board meeting minutes.

See Board-approved minutes on Town Square.

President's Report

Cindy summarized the many issues that have filled the past month and filed a photo-illustrated report on her survey of the ditches on the East property border.

She reviewed some pending maintenance requests and asserted that we cannot promise any homeowners re-sodding this year because the HOA cannot guarantee our ability to water it.

Cyndi G. reported that the HOA is allowed to water after 8:00 p.m. two days a week. Cindy F. reported that the HOA watering schedule is on Tuesday early-morning and Friday early-morning. But the mowing schedule is for Friday mornings. Cindy will coordinate those schedules with Max (Indian Summer).

Cyndi thanked Marsha Asheim, Dan Beck and Dee Becker, Del Gautsche and Ron Chamberlain for their work cleaning the community gardens.

As listed in the Board packet for the meeting, Cyndi G. reported that Rod Pena from Multi-Task may be able to get new covers for the utility boxes. She said Pena recommends that rocks not be put around the boxes to protect them from the mowers. She said that Multi-Task will provide Cyndi with a bid for addressing the damaged boxes.

Vice President's Report

No report was given.

Secretary's Report

The Secretary had nothing to report.

Treasurer's Report / Financial Overview

No report was given

Cyndi G. reported that HOA taxes have not been filed and that the extension has been. This is because the annual audit is not yet completed.

Guy reported that the Associations CDs may not have been renewed yet. Cyndi G. promised to check on that, but she says that securing reinvestment of CD funds is normally an HOA Treasurer's task.

Some discussion was held on the relationship between delinquencies and the ongoing budget reports. A question was raised again about the size of the tree-management expenditures. It was explained that the invoice for work done in 2025 was not received until 2026. Resolved to evaluate the total expenditure to be sure it complies with the Board-approved cost. Cyndi G. will review this and undertake the discussion with Juan of Extreme Plant Care.

Gutter repairs are currently at \$2K but the total annual budget is only \$3K. A question was raised whether gutter cleaning is included in "repair and maintenance".

A question was raised with Cyndi G. about "reimbursable collection processing". She reported that the HOA pays for the collection up front and then is reimbursed when collection is completed.

Board frustration with StrongRoom was expressed again. Cyndi G. responded that the Board's complaints and those of other HOAs are being filed and that she has requested a revamp of the portal. Cindy F. volunteered to write directly to Associa to complain.

Manager's Report

Cyndi G. agreed to remove account notes from the monthly Board packet but to retain the delinquency report.

Design Review Committee Report

The DRC is for the moment on hold as the Board addresses projects involving incursion to the Common Areas.

The Communications Committee sent the welcome packet to 8524 and condolences to 8550

The home at 8526 is now for sale.

Association Business

- a) A motion was made and seconded that the Board employ a surveyor to identify the sites that make up Lakewood Green (lots) as drawn on the Plat of the community from its origin. After discussion, it was resolved that the Board seek a bid for surveying the entire community. But it was asserted that the first bid be to survey the corners and site-lines on the lots at 8540/8442, 8530/8532, 8522/8524, 8515/8517, and 8545/8547. Cyndi G. reminded the Board that an Improvement Location Certificate (ILC) is not a legal document. The motion was Tabled until such time as bids are received and the Board asserted that this be done timely.
- b) A motion passed to establish a committee to write guidelines for owner involvement in Common Area landscape.
- c) Discussion on how best to address the drainage issues at 8517 and the larger question of homeowner involvement with Common Areas was tabled until the survey of involved lots is completed, which, again, the Board recommended be pursued timely.
- d) A motion was made and seconded to grant permission to the owner of 8551 to remove pickets from the inside of the fence that separates that property from the parking area with the requirement that the pickets be replaced at her expense when the property is sold. The motion did not pass.
- e) A motion passed to accept Duane Brackeen's bid of \$5,645 to repair the fence on the north side of 8504.
- d) A motion passed to accept Duane Brackeen's bid of \$2,200 to repair the fence behind 8580/8582. The Board understands that this expenditure is to replace the fence on a "like-for-like" basis. Any upgrade of the fence will be made at the homeowners' expense.
- e) A motion passed to accept Duane Brackeen's bid of \$1,500 to power wash and repaint the fence behind 8511.

Adjournment — The Business Meeting of the Board was adjourned at 3:37 P.M.

Next Meeting Date — The next meeting will be May 26, 2026 at 1:30 P.M. at St. Paul's Episcopal Church.