

**Lakewood Green Homes Association
Board of Directors Meeting
January 27, 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
Fred Ramey, Secretary

Colorado Association Services:

Karen Culter, Community Manager

Homeowners present

Jan Hamilton
Del Gautsche
Annette Bryce

Meeting Minutes approval

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

President's Report

Cindy reported on a few minor events in the neighborhood that might suggest that residents be vigilant.

The Community Life and Communications Committee has given the Cindy a draft of the new Welcome Packet. It is three pages long and "not dramatic". It is thought that the Board does not need to approve the packet as it is only informative and does not replace official documents.

There are new Homeowners of 8516. Their names are Dan, Leanne, and 10-month-old Miles.

Vice President's Report

Nominating committee: Two Homeowners have graciously agreed to be candidates for the two openings on the Board: Marsha Asheim and Todd Jacobsen. Another Owner is reportedly interested in sitting on the DRC committee.

Policies: The policies currently posted on Associa's website—townsq.io—are not all the current policies. Guy will be sure that Associa receives the correct and complete policies. Cindy proposed that the ad hoc policy committee develop a list of all policies, to include when each policy went into force. Karen confirmed that we have all the policies required by the State (SB100s).

It was moved that the Policy revisions for PII and Display be approved. The motion was seconded and passed.

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Following the Vice President's report, there was considerable discussion of the State-prescribed document hierarchy:

- Federal and State laws

- Acts of Incorporation

- Declaration — which required a two-thirds approval vote of Homeowners

- Bylaws — which required a 50% Homeowner approval vote.

- Policies passed by the Board

- Rules & Regulations passed by the Board

Secretary Report

The Secretary will not be able to attend the February Board meeting.

Design Review Committee report

No report was made

Treasurer's Report / Financial Overview

The Community ended 2025 with an Operating surplus of \$21,201.78. To a great extent, this can be attributed to an as-yet unpaid invoice from Extreme Plant Care. The surplus is to be moved into the Community's Reserves account. (The outstanding invoice can be paid out of Reserves in 2026 for work done in 2026 even though it was contracted in 2025.)

Reserves currently are around \$87,000, which is an increase over the year of approximately \$32,000.

Todd recommended that, through 2026, the Board monitor allocated Reserve expenses monthly.

The Board had budgeted legal expenses that did not accrue because insurance amendment did not pass.

Now that the management transition is almost complete, the Board will make sure that Associa has all the numbers they need but did not receive from the previous management company.

It was moved to transfer \$21,201.78 from Operating Surplus to Reserves. The motion was seconded and passed.

It was determined that the Board needs to write off bad debt \$592.03 to equity as it has not been identified in any records. It was so moved, seconded, and passed.

It was moved that we accept the year-end financials as modified in the meeting. The motion was seconded and passed.

Manager's Report

Karen has been trying to reach Juan of Extreme Plant Care by phone but hasn't yet succeeded.

The eroding hole at the fence across from 8522 & 8516: Karen has left two messages for Tracy Heath with Wight Lateral Ditch but has not heard back.

Tax prep engagement: Karen recommended that with new management the Board engage a new audit company and has asked Eric at the Griffin Group for an engagement letter. The Board expressed concern about any increased cost. (The 2026 budget includes \$3,500 for audit and tax preparation.) Consequently, the Board directed Associa to request a proposal from our established auditor.

As authorized in the December 2025 Board meeting, an agreement with Max Towing was provided in the Board meeting Packet for this meeting. The agreement costs nothing. The company will install new signs. It was moved that we engage Max Towing for 2026 and ongoing. The motion was seconded and passed.

Karen provided the Board with an updated vendors list.

Sprinkler system: Back-flow checking is on the calendar for May (to be done by Indian Summer).

Association Business

Karen will investigate the hole that has opened in the common area across the street from 8510.

Winter watering: After some discussion, it was decided to pass this on to the Owners. Karen will put out a notice to the Owners.

It was moved that the Board repeal all previous Rules and Regulations established by previous Boards prior to the current revisions. The motion was seconded and passed. Only those Rules and Regulations that appear in the Declaration are currently in place. Revised Rules and Regulations will be forthcoming from the Board. (*Attached below* are the abbreviated Rules from the LGHA Declaration, Section 6.9)

Karen will provide a Town Square tutorial during the March 10 Owners meeting.

Adjournment — The Business Meeting of the Board was adjourned at 3:30 P.M.

Next Meeting Date — The next meeting will be February 24, 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 March — Annual Owner's Meeting. Election of Board members

10 November — Regular Board Meeting

17 November — Owner's Budget Ratification Meeting

Rules from LGHA Declaration Section 6.9

a. All valid laws, ordinances, and regulations of all governmental bodies having jurisdiction over the Community shall be observed.

No conditions which is noxious, offensive, or unreasonable detrimental to the use of the other Sites, or which may create a nuisance, or which may permit any objectionable noises, odors, dust, gases, fumes, . . .

b. No light, sound, or odor which would reasonable be found to be noxious or offensive.

Examples: exterior spotlights, search lights, speakers, horns, whistles, bells

May be approved by the Association (Board)

c. No activity or improvement which is or might be unsafe or hazardous to any person or property.

Examples: discharge of firearms, open fires with exceptions of BBQ grills and fireplaces designed to prevent dispersal of embers, fireworks or explosive devices.

d. No work on Dwelling unit that would jeopardize the soundness, safety, or operation of the unit. No penetrations of Party walls.

e. Conducting business in or from residences if prohibited with the limited exception of internet-based or other businesses that do not require customers, patrons, or other persons physically visit residences, that are not visible from outside the residences, and that do not otherwise unreasonable disturb residents of neighboring units.

No secondary unit or apartment may be created in any Dwelling Unit or on any site.

f. No Site, Dwelling Unit, or any portion thereof shall be leased for less than 30 days. No sublets. Applies to homestays, home exchanges, rentals but not to roommates, cohabitation.

g. No drilling of mining.

h. No exterior antennas, etc - except as protected by federal law.

i. No refuse piles on any site. Association may remove with prior notice.

j. Trash, Garbage, and other waste shall be disposed of pursuant to the Rules and Regulations adopted by the Association.

No feeding of wildlife except bird feeders shall be permitted upon the Sites so long as the feeders do not create a nuisance.

k. No tanks of any kind . . . except propane tanks, less than 20 lbs and hidden from site.

l. No exterior clothes lines - subject to state law.

m. Window coverings must match the exterior of the dwelling unit. Subject to DRC.

n. Patio furniture must be in reasonable amount. All other furniture, tools, personal property should be concealed from the view of any other Site.

Rules from LGHA Declaration Section 6.9

o. **Signs and flags** - see state laws and **the Rules and Regulations adopted by the Association.**

p. **The Parking Area shall not be used for any purpose other than parking passenger vehicles.** No commercial vehicles (see definitions in Declaration), inoperable vehicles, recreational vehicles (defined in this paragraph Declaration).

q. **Any vehicle stored or parked within the Community shall be parked within the boundaries of the parking stripes, in such a way the the vehicle does not impede on impact vehicular or pedestrian traffic....**

No vehicle may impede the safe and efficient use of streets by residents, obstruct emergency access, or interfere with the reasonable needs of other residents to use their driveways, streets, or guest parking.

r. **In operable vehicles may only be stored or parked in a garage.**

s. **Vehicles parked in violation of this Declaration or of the Rules and Regulations adopted by the Association may be subject to towing or fining.** Notice must be placed upon the vehicle.

t. **No maintenance, repair, rebuilding, dismantling, repainting, or servicing of any vehicle may be done in the site or hearing of street or other properties.** You may polish your vehicle.

u. **Washing of vehicles is prohibited.**

v. **Garages may be used only for parking a vehicle or storage of personal property.**

w. **Garage doors are required to remain closed** to maintain the attractive appearance of the Community.

x. PETS

(1) **No commercial operations; no livestock of poultry may be kept within the Property.**

(2) **Dogs, cats, birds, and fish are permitted provided they are not vicious, dangerous, noisy, or an unreasonable annoyance.**

(3) **Pets must be kept on a leash on the Common Areas and shall not be permitted on the Sites or other Owners without specific permission.**

(4) **All pets must be kept in compliance with the Rules and Regulations adopted by the Association and any governmental ordinances and laws.**

(5) **Pet owners must clean up after their pets.**

(6) **The Board may order the removal of a pet on a permanent basis.**

y. **Owners shall be responsible for the acts or omissions of their guests, tenants, invitees, and licensees as well as the pets of such.**
