

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

**Call to Order**

The Business Meeting of the Lakewood Green Homes Association was called to order at 1:35pm by Cynthia Fite, Board President.

Board Members Present: Cynthia Fite, President  
Guy Bradley, Vice President  
Dan Holtman, Member at Large, via telephone

Board Members Absent  
Fred Ramey, Secretary  
Todd Jacobsen, Treasurer

Colorado Association Services: Karen Culter, CMCA® AMS®, Community Manager, Cyndi Gould, CMCA® AMS®, Community Manager

Other: No Homeowners were present

**Secretary's Report / Meeting Minutes Approval**

The January 27, 2026, meeting minutes were reviewed by the Board.

***On a motion duly made by Guy Bradley, seconded by Cynthia Fite and unanimously carried, the Board approved the January 27, 2026, board meeting minutes with one correction.***

**President's Report**

The Board President noted the change in Community Manager and discussed the policies, Association and State Mandated. There was also a discussion about new rules to be discussed and reviewed during the Business portion of the meeting.

**Vice President Report**

- Reserves – Guy Bradley presented an in-depth report on the Reserves, including Funding, the Component list and which components may need to be addressed in 2026.
- Policies Update – Guy provided a list of the State Mandated Policies and the Association Policies and noted there was one more State Mandated Policy referred to as Personal Identifying Information Policy.

**Secretary Report**

Not Present

**Design Review Committee**

One application is in process.

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

Not Present

### **Management Report**

The Manager's report was provided in the Board Packet for the Board to review open action items, review the delinquencies and other pertinent information. The two Engagement Letters from RW Certified Public Accountants and The Griffin Group CPA were provided in the Board Packet for review.

### **Association Business**

***Upon a motion duly made by Cynthia Fite and seconded by Guy Bradley the State Mandated Policies are acknowledged by this Board of Directors as approved and affirmed. Unanimous.***

Collection of Unpaid Assessments Policy

Conflict of Interest of Board Members Policy

Conduct of Owners Meetings Policy

Enforcement of Covenants and Rules Policy

Inspection and copying of Records Policy

Investment of Reserve Funds Policy

Adoption and Amendment of Policies Policy

Alternative Dispute Resolution Policy

Reserve Study Policy

***Upon a motion duly made by Cynthia Fite and Seconded by Guy Bradley the Association Policies are acknowledged by this Board as approved and affirmed. Unanimous.***

Display Policy

Landscaping Expenditure Policy

Renewable Energy Policy

Surplus Funds Policy

Xeriscaping Policy

Maximum Interest Rate Policy

The following rules were provided for review and discussion:

At Lakewood Green, we live close together. It behooves us to try to build a kind community where we try to look after the needs of each other. Communication is the key. The Board is made up of representatives of the Owners. It does not want to police behaviors. It does want to facilitate communication.

1. Every year at the January Board Meeting, the Board shall reaffirm their commitment to the Policies and Rules for the Association.

2. Pursuant to Declaration 6.9a - Lakewood Green Homes Association is governed by the laws and regulations of the United States, the State of Colorado, Jefferson County, the City of Lakewood, and the Documents of the Association.

3. The Association recognizes the restrictions as written in the Declaration Section 6.9.

4. Pursuant to Declaration 6.9.h- The Association recognizes that Federal and State Laws allow residents to place exterior antennas / satellite dishes on their site in a position to get optimal reception; however, the Owner accepts responsibility for damage to the roof and exterior of the Dwelling if the antenna/dish must be mounted there. Placement requires Board approval.

5. Pursuant to Declaration 6.9.j - Residents shall dispose of trash, recycled materials, and other waste as required by the trash service that the Board has contracted to provide such services. (Held)

6. Pursuant to Declaration 6.9.n- Patios shall be reasonably neat and organized.

7. Pursuant to Declaration 6.9.o - The Board will follow the Association Display Regulations as approved. (Held)

8. Pet owners are responsible for their animals. Likewise, non-pet owners should be open about their needs. Ex. Some residents enjoy being cheerfully greeted by their neighbor's pets; some do not. Let your needs be known.

9. Pursuant to 6.9.y. Owners are responsible for their guests. Help them, human or animal, follow the rules of Lakewood Green Homes Association. (Held)

***On a motion duly made by Cynthia Fite, seconded by Guy Bradley and unanimously carried the above Rules are approved by this Board of Directors***

The Board discussed the irrigation controllers.

***On a motion duly made by Guy Bradley and seconded by Cynthia Fite, the Board unanimously approved the purchase of two irrigation controllers at \$1800 each from Indian Summer, placement and installation to be determined by Indian Summer.***

The Board discussed the current operating account balance.

***On a motion duly made by Guy Bradley and seconded by Dan Holtman, the Board unanimously approved moving \$50,000.00 from the operating account into a Certificate of Deposit and the maximum interest rate available.***

The board discussed having a policy written that covers Leasing and Rentals.

***On a motion duly made by Guy Bradley and Seconded by Cynthia Fite, the Board unanimously approved having Altitude Law write a draft Policy on Leasing and Rentals for the Association.***

**Executive Session** – None at this time.

**Next Meeting Dates** – Next meeting will be held March 10, 2026, 9:00a.m., at St. Paul's Episcopal Church for the Annual Membership Meeting. The next Board of Directors Meeting is March 24, 2026, 1:30 p.m., at St Pauls' Episcopal Church.

**Adjournment-** There being no additional business to come before the Board, the Business Meeting was adjourned at 3:32pm.

Transcribed by Cyndi Gould, CMCA® AMS®, Community Manager