

# LAKWOOD VILLAGE HOMEOWNERS ASSOCIATION

## ASSOCIATION MEETING

November 27, 2018

The membership meeting of Lakewood Village Homeowners Association was held on Tuesday, November 27, 2018 in the clubhouse. Secretary Gloria Emery reported the total household memberships to date is 156. The total number of households represented this evening is 77 plus 14 proxies for a total of 91 thus a quorum was confirmed. Attendance takers were Rosalyn Green, Barb Sawyers and Maureen Schutte. Meeting called to order at 7:00 p.m. by President Ken Hamlin. Officers present: Ken Hamlin, Bob Green, Gloria Emery and Anne Lennon. Directors present Judy Oliver, Chris Bennett, Ruth Brooks, and Cheryl Wellence.

Pledge of Allegiance to the flag was led by Gerold Schutte. Invocation was given by Chuck Emery.

Secretary Gloria Emery read the minutes of the March 27, 2018 association meeting. A correction to the minutes was noted under the Treasurers report. The date of December 31, 2018 needs to be changed to December 31, 2017 regarding the allocation of \$2,000 payable to the legal fund. A motion was made by Joy Markovics to accept the minutes as corrected. The motion was supported by Bob Gaydosh. The minutes were approved by unanimous vote.

Treasurer Bob Green gave the treasurers report as of October 31, 2018.

### Balance Sheet:

Cash and bank accounts	\$25,673
Other Assets	1,148
Fixed Assets	<u>4,821</u>
Total Assets	<u>\$31,642</u>
Liabilities	\$ 30
Equity	<u>31,612</u>
Total Liabilities & Equity	<u>\$31,642</u>
Total Income Year to date	\$21,903
Total Expenses Year to date	19,223
Net income Year to date	<u>\$ 2,680</u>

A motion was made by Gail Cigler to accept the treasurer's report as of October 31, 2018 as presented. The motion was supported by Marge Morrison. The Treasurer's report was accepted by unanimous vote.

## PRESIDENT'S REPORT:

The year 2018 has been an unusual year with LWV being owned by two different companies, managed by two different companies and three office managers. The board will be meeting with the new management company on December 6, 2018. New authorization forms need to be signed at the office in order to continue with automatic rent payments. Some of the activities will resume this week. Inside mailboxes are back in place temporarily until new ones can be made.

CORRESPONDENCE: None

## COMMITTEE REPORTS:

- LIAISON: No report
- BYLAWS: Bylaws are on the website and printed copies can be obtained from the committee for any resident that has not received a copy.
- SAFETY/NEIGHBORHOOD WATCH: A representative from the sheriff department will be making a presentation at a Friday morning coffee in the near future.
- BUILDING MAINTENANCE: Dale Berntsen looking for volunteers for putting up the Christmas lights.
- ACTIVITIES: Three more activities for 2018 are: Veterans Tribute, Christmas Caroling party and New Year's Eve party.
- WEB SITE: Bob Green reported that the website is currently working with the host company being Lycos.
- LADIES LUNCHEON: MaryAnn Croson gave a report on the successful luncheons held in 2018 and looking for someone to host March 2019 and also she would like someone to take over chairing the committee.

## UNFINISHED BUSINESS:

Ruth Brooks reported that the rent negotiating committee met with Cobblestone in October regarding the rent increases. The committee also conducted their own survey of several parks in the area regarding rents and determined our rents are in line with other parks. It does not look like we will get any reduction in rents for 2019.

Jim Tisdale is going to check to see why the base rates for water and sewer had gone up with the December 1, 2018 rental invoices.

Several board members attended a seminar hosted by attorney Lee Jay Colling & Associates and one of the recommendations was that according to Statue 723.037 the HOA should attain signatures (one time) of the majority of homeowners for the purpose of allowing the committee to negotiate with the owners regarding rent increases each year.

## NEW BUSINESS:

Barb Sawyers, chairman of the nominating committee presented the slate of candidates running for three open positions on the board of directors for three year terms. Candidates are: Joan Bollinger, Ruth Brooks, Gloria Emery, Joe Glasgow, Traci Sweet and Cheryl Teller. If anyone else is interested in running they must submit their name to the committee before the December 21, 2018 board meeting. Biographies on each candidate are printed in the December newsletter.

Bob Green made a motion that the 2019 LWV membership dues be maintained at \$10 per person per year. This will be the same amount as the 2018 dues. Any new homeowner that pays on or after September 1<sup>st</sup> would pay the current year set amount and would be paid through December 31<sup>st</sup> of the following year.

Supported by Anne England.

Jim Tisdale amended the motion to reduce the membership dues to \$5 per household for 2019. Motion supported by Bill Wiggins. Motion defeated.

The original motion made by Bob Green was voted on and passed with 3 members opposing.

#### ANNOUNCEMENTS:

Anne Lennon gave details of the Ladies Christmas luncheon to be held on December 20, 2018.

Dar Herner asked if the residents would be getting new keys to the clubhouse.

Bill Thompson asked the following questions:

Do we have first aid kits on site and where they are they located?

Are the fire extinguishers going to be replaced?

Bill stressed the concerns of some of the residents of LWV in getting a defibrillator installed in the clubhouse for safety of all residents living in the community.

Pancake breakfast postponed due to the new kitchen not fully functional at this time.

Sherry Lawson noted that the office had been closed due to internet problems and she could not pay her rent and felt that homeowners should be allowed extra days to pay their rent. She also asked about getting the streets named in the park with new signage.

Next board meeting December 21, 2018

Next association meeting January 22, 2019

Motion made by Gail Cigler to adjourn meeting. Motion supported by Anne Lennon.

Meeting adjourned 8:10 pm.

Respectfully submitted,

Gloria Emery, Secretary