

Lake Arbor Homeowners Association

Board Meeting

March 12, 2024

Board Members in Attendance:

1. Jenny Felice, District 4 Rep.
2. Marianne Leiby, Acting District 3 Rep.
3. Lori Brown, Title Compliance Chair
4. Ron Lavochnik, Covenants Chair
5. Sarah Ruen, Membership Chair
6. Chelsea Canda, Secretary
7. Don Lemek, Treasurer
8. Dinky Leigh, Bookkeeper

Board Members Not in Attendance:

9. Todd Baily, District 2 Rep.

Call to Order: A quorum was established at 6:32 pm.

HOA Resident in attendance: Mark Dias (concerned about the status of his covenant violations)

- Minutes from February need to be updated before approval. Motion to table the approval until April made by Ron, seconded by Don. Motion passes.
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Old/New Business

Rules of Decorum

- Several rules adopted at a previous meeting
 - Lake Arbor HoA does not permit recording
 - Mr. Dias (a Lake Arbor homeowner with covenant violations) refused to turn his phone recording off.
- Meeting adjourned at 6:37 pm.

Board Reports

President's Report:

No report.

Vice President's Report:

No report.

Secretary's Report:

No report.

Treasurer/Bookkeeper Report:

No report.

Membership Report:

No report.

Title Compliance and Real Estate Reports:

There are no active properties on the market in Lake Arbor and two pending sales.

Two properties have closed so far during 2024. Compared to last year during the same time period, there were 8 closed properties for 2023. This is a 75% decrease in the number of homes sold this year compared to last year. This is due in large part to the lack of homes on the market.

Average price of closed homes during 2023 was \$571,000 and average price of closed homes so far during 2024 is \$636,250. Average days in the market were 65 days in 2023 and 34 days during 2024. These statistics can appear to be a bit off due to the lack of sold properties so far during 2024.

Real Estate information obtained by Lorin Properties Inc. using REColorado. Information is deemed reliable but not guaranteed.

Architecture Committee (ACC) / Covenants Chair / District Rep. Reports:

No report.

Upcoming Activities:

Call to Adjourn: The meeting was adjourned at 6:37 p.m.

Respectfully Submitted by:

Chelsea Canda
Secretary