

Lake Arbor Homeowners Association

Board Meeting

February 21, 2023

Board Members in Attendance:

1. Dennis Smythe, Vice President
2. Sarah Ruen Blanchard, Membership Chair
3. Lori Brown, Title Compliance Chair
4. Marianne Leiby, Acting District 3 Rep.
5. Jenny Felice, District 4 Rep.
6. Dinky Leigh, Bookkeeper
7. Jason Pietz, Covenants Chair
8. Todd Baily, District 2 Rep.

Prospective Board Members in Attendance:

- Chelsea Canda
- Ron Lavochkin

Guest in Attendance:

- Zarena Brown – web developer

Board Members Not in Attendance:

9. Don Lemek, Treasurer
10. Pete Galvin, LAHOA Webmaster
11. David Coates, District 5 Rep.

Call to Order: A quorum was established.

Minutes Approval: Lori – moved, with correction. Jason – second. Unanimous approval.

Old/New Business

E-Mail

Gmail is \$6/mailbox to retain oversight of mailbox; can maintain email addresses. Two – one for covenants and one for Board/Officers. Emails can be forwarded. If we switch to free Gmail then we don't have any records of the emails if single accounts are tied to individuals and those individuals depart the Board. "Contact Us" web form can be directed to the Board/Officers mailbox/email address.

- Propose to start with three email addresses
 - Covenants
 - Title / Real Estate
 - Board Officers
- Domain to move from HostGator to Wix
- **Action Item(s):**
 - Zarena will set-up

HoA Website:

Revamp of HoA website is complete. Passwords / cheat sheet is located in the HOA Google Drive. Board can access the website and make updates, very user friendly. Keep events and Board Meeting minutes on website and updated.

Action Item(s):

- Lori: Will work with Zarena to update email list and Dennis will send out an email to distro to inform them of the updated website.
- Dennis: Will check the site to disperse "Contact Us" inquiries to appropriate Board Members.

Easter Egg Dash:

Easter Egg Dash will be Saturday April 1, 1-3pm; back-up date will be Saturday April 9.

- Dennis has water.
- Get treats from Don.

Fall Festival:

Look at that next meeting.

Lake Arbor Pool:

Need to stay on top of the City about this. Consider a financial gesture / contribution, and consider an article in Arvada Press with quote from LAHOA Board Member. Consider reaching out to Councilmember Moorman. New park at Lake Arbor Pool is being vandalized.

Board Openings:

Welcomed potential new Board Members. Discussed open positions: vice president, secretary, covenants, and district reps.

- Chelsea will take on Secretary role.
- Ron will take on the Covenants / ACC role.
 - Jason will be reachable by phone or email for questions on Covenants / ACC.
- Dennis will take on the President role.

HOA Banner:

We have 4 logos; they are PNG files. Need Illustrator files to blow up to 10' x 3'. B&W will look nice. Estimate is \$100 (banners.com). Also a bid from local (Westminster) company. Blue and white – like the website. Yellow color will be added to sun portion of logo. One week lead time – need for April Easter Egg Dash. Dennis will store.

Action Item(s):

- Lori and Zarena: to send logo files to Dennis, Todd and Sarah
- Dennis: will get grill from Gary

Legal Services:

Altitude Community Law is now representing the HOA. Approximately \$130-\$150/letter. Dennis will be the primary point of contact.

Will get new attorney letter template.

Officer Reports

President's Report:

No report.

Vice President's Report:

Dennis' updates are provided as described above.

Secretary's Report:

No report (position has been vacant).

Treasurer/Bookkeeper Report:

January \$11,754 in savings \$6,159 in checking; \$17,913 total. Nearly \$1,400 more than same period prior year. Approximately \$30 in Stripe and Venmo expenses.

Would like to amend the by-laws to not have to have two signatures on checks over \$100. Only need changes to by-laws run past the Board (not like a change to the Covenants). Will need the latest copy of the by-laws.

More people are joining the HOA, have not increased the dues in many years, but may want to consider if needed. Budget has been sufficient in recent years.

PayPal shut down our account in mid-2022.

Action Item(s):

- Lori: Will work with Zarena to get Dinky access to Stripe and learn how to access the reports.

Membership Report:

148 Memberships as of Feb. 16, 2023. Goal to get 30% of homeowners to participate in HoA.

Will start using the email list to reach out to homeowners to increase membership, include QR code. Consider follow-up postcards.

Title Compliance and Real Estate Reports:

Lori continues to work with realtors, title companies, and closing companies to educate new buyers about the Covenants and LAHOA membership. Her efforts continue to result in new members to the HOA.

Lake Arbor currently has no active properties as of February 21, 2023.

Six homes have sold and closed since the beginning of 2023 ranging in price from \$439k to \$710k with an average sold price of \$568,833. One home sold for asking price, one for a bit over asking price and the remaining four homes sold for less than asking price. Average days in market for these six homes was 64 days.

Comparing the same time period last year, there were six homes sold and closed with a price range of \$481k to \$695k. Only one home sold less than asking price and the remaining 5 homes sold for over asking price with a couple homes significantly over asking price. The average days in market for these six homes was 4 days. Homes sold faster one year ago and the majority sold for over asking price.

Information provided by Lorin Properties Inc., a Lake Arbor based business, using REColorado data. Information is deed reliable but not guaranteed.

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

Few ACC requests:

- Two paint requests, and one backyard landscaping request approved.
- House on Lamar is on “final” letter.

District Rep. reports:

- District 1 – Traylor that had been moved.
- District 2 – None.
- District 3 – letter sent; broken down truck gone now but yard is full of trash.
- District 4 – W 84th RV is plugged in; Quay – trash in driveway; House on Chase Dr. is on track to potentially be condemned. Unclear what happens if a house in neighborhood is condemned – City issue.

Jay Circle is going to be a sober-living house for approximately eight people – will be monitoring for parking and noise issues. Two people per bedroom are legally allowed.

Action Item(s):

- Jason: Will host a “Covenants coffee” to train new Board Member and refresh reps.
- Dennis: Will review approved color pallet again.
- Lori: Will check on address / owner of one property.

Upcoming Activities:

March 14, 2023 – Board Meeting (@ Lake Arbor Police Station @ 6:30 P.M.)

April 1, 2023 – Easter Egg Dash (@Lake Arbor Park @ 1:00 P.M.)

April 11, 2023 – Board Meeting (@ Lake Arbor Police Station @ 6:30 P.M.)

Call to Adjourn: The meeting was adjourned.

Respectfully Submitted by:

Dennis Smythe
Vice President

Sarah Ruen
Membership Chair