



Board Meeting Minutes

June 9, 2025

Board Members in Attendance:

1. Jenny Felice, President
2. Ron Lavochkin, ACC Covenants Chair
3. Chelsea Canda, Secretary
4. Don Lemek, Treasurer

Other Attendees:

1. Marianne Leiby, Acting District 3 Rep.

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

Minutes:

The 5/5/2025 minutes were approved. Ron motioned; Chelsea seconded; motion passed.

Old/New Business

Lake Arbor Pool Party

We are canceling the pool party for June 14th.

Fall Festival

The trailer was not available on Sept. 20th, so it has been rescheduled to Oct. 4th. Vendor fees will be \$25/booth.

Trail Clean Up

The Discovery Trail clean ups will occur August 2nd and September 20th, both at 9 am. There is still a stack of branches from the May clean up date. Jenny will call the City.



ADU Policy

A new policy has been approved by the State that requires us to allow them to be permitted and built. Ron has drafted the regulation. Chelsea motions to accept Ron's draft. Seconded by Don. Motion is approved.

Violations

There is a meeting this week with the lawyer to discuss with a resident who wants to present evidence against the HoA before going to court.

- 5 violations letters sent in May (trailers, weeds, boats, etc.)

President's Report

Reviewed Crime Stats in Lake Arbor for May. There was 1 incident in May.

Treasurer's Report

\$2,753 in checking; \$11,043.46 in savings.

Membership

The HOA currently has 187(+/-) dues paying members.

Title Compliance Report

None Presented.

ACC / Covenants Activity

4 complete approvals; 1 working reported in May.

Call to Adjourn: The meeting was adjourned at 7:38 pm