Board Meeting Minutes

October 5, 2026

Attendees	Absences
• Jenny Felice, President • Ron Lavochkin, Vice President, ACC Covenants Chair, & Districts 4 and 5 Rep • Montana Miller, Secretary • Marianne Leiby, Acting District 3 Rep *Prospective members:* • Zach Landis, Interim Vice President • Dany Gaillard, Volunteer Support	• Don Lemek, Treasurer • Jennifer Johnston-Schauer, Acting Title Compliance and Real Estate Chair

I. Call to Order

A quorum was established at 6:35 pm.

Previous Meeting Minutes
The 07/27/2026 minutes were approved. Jenny Motioned; Zach Seconded; motion passed.

II. Old/New Business

Pending Court Case: The Board discussed an ongoing legal case. In accordance with standard procedure, no further details were disclosed in the public minutes.

Filing 6 Backyard Hens Proposal:

- A website has been established to collect signatures for an electronic petition regarding Filing 6 (ONLY) backyard hens.
- The Board addressed a resident's concern regarding the petition. It was noted that there are only 8 renters in Filing 6, and those properties were not included in the petition outreach.
- Board to verify via online public records that each signature gathered represents a property owner, not a renter, and that the printed and signed names match all received signatures.

Solicitation Issues:

DRAFT

- The Board discussed increasing concerns regarding unwanted solicitors, many of whom ignore "No Solicitation" signs.
- It was noted that the Board can raise this matter with the City of Arvada, as local ordinances could potentially be updated. Idea to discuss with District 1 Councilmember Randy Moorman at a coffee chat.
- This item will be carried over for further discussion at the upcoming annual meeting.

Architectural Control Committee (ACC) / Exterior Paint: Discussed exterior paint approvals and color selections. Action Item for the Board to review the updated paint color palette.

Homeowner Survey Proposal: The Board discussed a proposal to establish a structured resident survey to improve homeowner communication and feedback collection.

HOA website: The Board discussed some items that need to be updated on the website. Some information is out of date or incorrect. Zach offered to assist in this effort.

Fall Festival:

- Scheduled for October 24th from 2:00 PM to 4:00 PM.
- Kona Ice has been booked for the event.
- City of Arvada party trailer will be delivered by noon, event setup will start at 1:00pm
- Due to current economic conditions, the Board discussed vendor fees. Ron motioned to waive the vendor fee; Montana seconded; the motion passed.

Annual Meeting: Booked at Little Elementary for January 13th, 2027, from 7:00 PM to 8:30 PM.

Dues / Payments:

- The Board discussed a proposal to prorate HOA membership dues for memberships initiated after July.
- It was noted that dues paid after October already apply to the upcoming calendar year. Additionally, the Board concurred that given the minimal annual fee ($35), proration is unnecessary and not administratively practical.
- Board voted unanimously to retain the current dues structure.

Leadership Changes:

- Ron is stepping down from his role as Vice President, but will continue to maintain his duties as ACC Covenants Chair and Districts 4 and 5 representative.

- Motions: Jenny motioned to appoint Zach Landis as Interim Vice President and Jennifer Schauer Johnston as Interim Title Compliance and Real Estate Chair; Ron seconded; the motion passed.

III. President's Report

Reviewed Crime Stats in Lake Arbor, 3 incidents in the community.

IV. Treasurer's Report

No treasurer's report.

V. Board Reports

a. Membership: 2 new members
b. Title Compliance/Real Estate: No real estate report
c. ACC Activity/Covenants Chair Report:
   - Covenants compliance: 2 wrong locations, not in our HOA. 1 letter completed, 3 working.
d. District updates:
   - District 1: None
   - District 2: None
   - District 3: None
   - District 4: 1 compliance letter issued
   - District 5: 1 compliance letter issued

No additional reports.

VI. Upcoming Activities

October 24, 2026 – Fall Festival, 2-4pm

November 9, 2026 – Nov 2026 Board Meeting, 6:30pm

December 7, 2026 – Dec 2026 Board Meeting, 6:30pm

January 4, 2027 – Jan 2027 Board Meeting, 6:30pm

January 13, 2027 – HOA Annual Meeting, 7:00pm

VII. Call to Adjourn

The meeting was adjourned at 8:00 pm. Montana Motioned; Ron Seconded; motion passed.