

# Lake Arbor Homeowners Association

## Board Meeting

March 14, 2023

### Board Members in Attendance:

1. Dennis Smythe, President
2. Lori Brown, Title Compliance Chair
3. Jenny Felice, District 4 Rep.
4. Dinky Leigh, Bookkeeper
5. Todd Baily, District 2 Rep.
6. Chelsea Canda, Secretary
7. Ron Lavochkin, Covenants Chair
8. Don Lemek, Treasurer

### Board Members Not in Attendance:

9. David Coates, District 5 Rep.
10. Sarah Ruen Blanchard, Membership Chair
11. Marianne Leiby, Acting District 3 Rep.
12. Jason Pietz, Covenants Chair

**Call to Order:** 6:37 pm. A quorum was established.

**Minutes Approval:** Lori's questions from minutes for February meeting were addressed. Dennis - moved to approve with changes.

### **Old/New Business**

#### E-Mail

Dennis will get gmail figured out; send to Lori to have Zarena set it up for everyone.

#### Banner

Dennis will order the new banner after we approve the logo. Banner will come from Fully Promoted - a local company.

#### Attorney Letters

Dennis will correspond with the attorney to send letters if/when necessary. Jenny will drive District 5. Some residents are asking about taking down Christmas lights; we don't have any authority to require homeowners to take down lights.

#### ***Action Item(s):***

- Jenny will contact Randy Moorman about a resident running a business out of his home for help.
- Jenny will contact homeowner to discuss Christmas lights concern.

Easter Egg Dash:

Easter Egg Dash will be Saturday April 1, 1-3pm. Gather at Dinky's on Sunday the 26th at 5 pm to stuff prize bags. Will set up a table with membership information, donation box, and suggestion box.

**Action Item(s):**

- Don will ask Sarah about getting the signs correct
- Chelsea will ask Rheinlander's Bakery for left over goodies to have on the table
- Dinky will provide a table; Don will pick it up before the event

Updating Paint Schemes:

Sherwin Williams has a binder of approved paint schemes.

**Action Item(s):**

- Ron will go to Sherwin Williams to get current/updated color schemes

Fall Festival:

Look at that after the Egg Dash - April meeting.

Lake Arbor Pool:

Holding pattern.

**Officer Reports**

**President's Report:**

Crime Rates Past 30 Days:

Nothing of note in Lake Arbor.

**Vice President's Report:**

None.

**Secretary's Report:**

None.

**Treasurer/Bookkeeper Report:**

We have \$17,721.32 total.

**Membership Report:**

None.

**Title Compliance and Real Estate Reports:**

**Real Estate Report for 3/13/2023**

There are currently no homes active on the market in Lake Arbor.

There is only one home pending a closing March 30, 2023.

Since the start of 2023, there have been 8 homes that have sold and closed ranging in price from \$430k to \$710k with an average closed price of \$571k.

Same time last year (2022), there were the same number of homes (8) sold and closed ranging in price from \$419k to \$695k with an average closed price of \$599k.

*Real estate information provided by Lorin Properties Inc., a Lake Arbor based real estate company, using REColorado data which is deemed reliable but not guaranteed.*

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

District Rep. reports:

- District 1 – None.
- District 2 – Teller - Christmas decorations.
- District 3 – Lamar trailer violation & Quay gate in front of fence.
- District 4 – 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.
- District 5 - None.

#### ***Action Item(s):***

- Will put a reminder about trash cans in next newsletter.
- Jason and Ron are meeting this weekend for Covenants Chair training.
- Jenny will email templates for violation letters to Todd.

### **Upcoming Activities:**

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

April 11, 2023 – Board Meeting (location TBD @ 6:30 P.M.)

**Call to Adjourn:** The meeting was adjourned at 7:44 pm.

### ***Respectfully Submitted by:***

Dennis Smythe  
*President*

Chelsea Canda  
*Secretary*