

# Lake Arbor Homeowners Association

## Board Meeting

May 9, 2023

### Board Members in Attendance:

1. Dennis Smythe, President
2. Jenny Felice, District 4 Rep.
3. Marianne Leiby, District 3 Rep.
4. Todd Baily, District 2 Rep.
5. Chelsea Canda, Secretary
6. Ron Lavochkin, Covenants Chair
7. Sarah Ruen Blanchard, Membership Chair
8. Lori Brown, Title Compliance Chair
9. Don Lemek, Treasurer

### Board Members Not in Attendance:

10. Dinky Leigh, Bookkeeper

**Call to Order:** 6:41 pm. A quorum was established.

**Minutes Approval:** Minutes from the April Board meeting were approved.

### Old/New Business

#### Selecting Discovery Trail Clean-up Dates

- June 10th @ 9:30 am
- August 12th @ 9:30 am
- October 21st @ 9:30 am

#### Answering Wix Inquiries

- Lori was going to add Covenants/Acc chair email and Prez emails as Wix users

#### Updating Board Contact Information

- Dennis will update by the end of the week

#### Consolidating Email Websites

- Same as above w/ Wix

#### Short-Term Rentals

- We don't have jurisdiction other than to verify with the City if the proper licensing and paperwork has been filed
- 2 complaints received; Jenny has reached out to Councilmember Moorman to ask about the property; she will also advise neighbors to call Arvada Police and complain to AirBNB when

renters are disturbing the neighborhood; Jenny will also try to reach out directly to the owners to communicate the issues

#### ACC House Painting Concerns

- We will use the upcoming newsletter to remind homeowners that colors need to be approved through the Covenants Chair before painting.
- Siding and roofs need to be approved also.

#### Fall Festival:

Lake Arbor HoA will host the Fall Festival again this year at the lake. We are changing the date to 9/30/23 because the City trailer was not available on the 16th. The event will be from 11 am- 2 pm. Back up date will be 10/7/23.

#### Action Item(s):

- Jenny will contact the City to rent the block party trailer for the event.
- Dennis has inquired for food trucks to attend; Lake Arbor HoA will make up the minimum purchase requirement if necessary. He will follow up now that the date has changed.
- Sarah will reach out to the Arvada Press, Little Elementary, and perhaps send a mailer to promote the event.
- Dennis will look into t-shirts for HoA board members to wear at the event.
- Dennis will look into having 2 food trucks attend the event in lieu of Santiago's burritos.

#### Officer Reports

##### **President's Report:**

No crime in Lake Arbor; some around at the stores. No auto theft in the past month.

##### **Vice President's Report:**

None.

##### **Secretary's Report:**

None.

##### **Treasurer/Bookkeeper Report:**

\$18,533.77 in the checking account. Up \$1200 from this time last year.

##### **Membership Report:**

181 paid members out of 1,001 homes. Sarah will send an email with board meeting information to try to engage more homeowners. Sarah will take on a PR role to help promote the HoA

##### **Title Compliance and Real Estate Reports:**

Lake Arbor Real Estate as of May 9, 2023

Currently there is only one property active on the market priced at \$675k. This property went under contract quickly and then came back on the market.

There are three homes under contract pending a sale with a range of \$627k to \$775k with average DIM of 9 days. The current homes under contract went under contract faster than homes at the beginning of this year.

Ten homes have sold and closed since the beginning of 2023 with a range of \$430k to \$710k and an average of 53 DIM. The most recent closing closed for \$25k over asking price.

Last year during the same time period there were 18 homes sold and closed (8 more than this year) with a price range of \$419k to \$736k and average DIM of 4 days. The average closed price last year was \$622k compared to \$522k this year.

*Real estate report provided by Lorin Properties Inc., a Lake Arbor based real estate company. All information was obtained from REColorado and is deemed reliable but not guaranteed.*

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

ACC/Covenants Chair Report:

6 approvals in April; 2 more in progress. Some unresolved issues on fencing - homeowners are responsible for repairs on their fencing.

District Rep. reports:

- District 1, 3, 4, & 5 – Jenny is tracking addresses that received postcards and 2nd notice letters. Next step for those who have received 2nd letters will be attorney letters.
- District 2 – None.

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

- We will enforce fencing violations

### **Upcoming Activities:**

Discover Trail Clean-up - June 10th @ 9:30 am

June HoA Board Meeting - June 20th @ 6:30 pm

**Call to Adjourn:** The meeting was adjourned at 8:06 pm.

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

Dennis Smythe  
*President*

Chelsea Canda  
*Secretary*