

Lakewood Forest # 1 Property Owners Association

2017 Annual Meeting Minutes

Saturday, June 17, 2017

The annual meeting of Lakewood Forest 1 HOA was held in the park on Antler Run, on Saturday, June 17, 2017.

The morning meeting was held with 22 people (15 voting owners) were in physical attendance. They were:

- Abbi Breckwoldt
- Marty Burger
- Tammy Isley
- Logan Isley
- Dave Couch
- Ken Flowers
- Marge Flowers
- Belle Guice
- Charlie Guice
- Martin Jistel
- Julia Johnson
- Clay Michel
- Nancy Michel (Lee)
- John Nielsen
- Greg Randolph
- Mike Ryden
- Chris Smith
- Debbie Smith
- Webb Smith
- David Tabb
- Nancy Tabb
- Bob Ware

There were no issues on the agenda that required a vote of the HOA members, so no proxies were requested or received for this meeting.

President Chris Smith called the meeting to order at 9:45 am. A handout containing the meeting agenda and the financial report was distributed to those present.

Roll Call

- Introduction of members attending and current board members.

Reading and Approval of Minutes from 2016 Meeting

Chris Smith read last year's minutes from the annual meeting in June 16, 2016. He reviewed prior discussions in those meetings regarding:

- LF1 Board election. Same board members elected for 3 more years
- trash service discount from Progressive waste offered
- Boat ramp repair and cleanup
- Boat ramp chain or gate: Not an issue at this time and is being properly monitored by members for possible unauthorized use.
- Discussion of contacting KMUD about bringing sewer service to LF1.
- Requested improvements to Doe Valley park.
- Mailing list kept private to LF1 Board only.

Chris took a motion to accept the minutes from Tammy Burger and Julia Johnson seconded. Minutes were accepted.

Report of officers:

Financial Report: David Tabb reviewed the HOA financials. **Reports are attached.**

- HOA Fees remain at \$15/lot/year.
- Took in donations of \$3000
- Quickbooks online costs \$300/year
- Park mowings ran \$1400 for the year
- 3 security lights run \$8/light/month: One at boat ramp could be turned off and save \$8 per month

Motion was made by Tammy Isley to accept the financials. Motion was seconded by Clay and Martin. Financials were accepted.

Presidents report and old business:

The following items were discussed by Chris Smith:

- Trash service discount now available through Progressive Waste Solutions. Progressive Waste was not calculating discount properly, nor following the terms of the contract regarding rate increases. Jim Hare at PWS was contacted and he started the process to correct the past billing
- County maintenance of LF1 roads: The chipseal that the county does for us occasionally eats into the HOA finances. County won't take over roads until the LF1 HOA brings them up to county standards. County has wanted to take down the trees in middle of roads if/when they do agree to maintain them. For current chipseal arrangement, the county provides equipment and the HOA pays for materials. Prior chipseals have been funded purely from donations of the members.

NEW BUSINESS

- Antler Run Park bulkhead wall was failing and urgently needed to be repaired. Lake was lowered and presented an opportunity to repair. Bradley Mills offered a quote of \$8800. Two other quotes were solicited from Lee Reznick's contractor (verbal quote for over \$10000 not including riprap and other "required work") and Lorenzo's Concrete for \$22,000. The Whitson's and Jistel's own 11' of the wall and agreed to pay for their share (\$1400). Some additional costs incurred for pump truck and fibermesh. Chris and John did the remaining touchup work for woodwork on the 2 docks and adding an additional stair to the beach stairwell. Project was completed before lake level was raised.
 - Nancy Tabb requested that bylaws be changed to set a limit on amount Board can spend without vote from community.
 - Julia Johnson stated she was extremely happy that things were getting done and decisions were being made quickly

- Belle Guice suggested calling a special Board meeting to discuss and review
- Charlie Guice suggested a \$3500 cap be set for expenditures without needing input from members.
- Marty Burger said that a future Board discussion on rules for expenditures and membership input was a reasonable request.
- Ken Flowers suggested an email notification informing of major projects and soliciting input.
- Dave Tabb stated that it was a fiduciary duty to inform community and let all membership know and get input.
- Chris Smith reiterated that the bulkhead repair was an emergency and had to be done while the lake was down to get the project done at the low price quoted. All board members voted unanimously to proceed with the project.
- Julia Johnson stated that changing bylaws is extremely hard but suggested that the board agree to a standing rule for suggested improvements as well as emergency situations.
- Antler Run boat ramp had further repairs while lake was lowered. Major crack repaired and riprap added to sides of ramp.
- Doe Valley park had repairs to dock. Boards were flipped over and riprap added to shoreline. Marty stated that it needed more work in the future.
- Bringing KMUD service to Lakewood Forest 1: Dave Tabb has taken the responsibility to work with KMUD and develop a proposal and pricing to bring KMUD service to LF1. Stated that 80% of LF1 property owners want to hook up. Not sure about cost. Will try to communicate with Bridgepoint and Comanche Rancharias but do not have an email list. He presented to KMUD who voted for allocating \$50K to pay for engineering on possibilities on how to bring service across the Llano River arm of Lake LBJ. Engineer came back with an \$8M proposal. Environmental issues and impact will be a major factor in costs and decision. TCEQ could offer a bond or grant if safety issue. KMUD still needs to develop a financial analysis of how much the cost would be for each property owner to hook up in all three neighborhoods.
 - Chris stated that original properties were used part-time. There are now many more full time residents. Old septic systems were designed for weekend use, not for VRBO and full-time use. Chris can work to put together a email/ mailing list for Comanche Rancharias. Dave has mailing list for Bridgepoint.
 - KMUD needs a bond to move forward but will not do until vote from neighborhoods.
 - LCRA is continuing to change rules for septic systems that make it difficult or impossible to comply for older systems. Even newer systems may be deemed unacceptable as LCRA tightens rules on non-aerobic septic systems.
 - There may be corporate development along 2900 down to 2233 that could impact KMUD decision and costs.

- Charlie Guice stated that KMUD could make it mandatory to hook up, but historically offering a large discount up-front to do so.
- Dave Tabb heard that The Legends was hooked for no additional installation fee.
- Cheapest KMUD option would be to bring line across 2900 bridge. TXDOT would have to agree to let KMUD use 2900 bridge to run line across versus going under the lakebed.
- Marge Flowers asked about getting a fire hydrant at the corner of Deer Forest and Doe Valley. Dave Tabb stated that the closest one is currently at Red Mathieu's house. Chris said he will own the issue of requesting a fire hydrant closer to the Doe Valley residents.
- Chris Smith talked to Precinct 1 County Commissioner Peter Jones about chip-sealing the LF1 roads again. The county did it for free for Comanche Rancharias because they don't have an HOA. Chris reiterated to Peter that LF1 get \$15/year from each property owner and the LF1 Board does not currently know how to raise that fee. Peter will consider subsidizing this project next year in his budget.
- Dave Tabb stated that the county would not pay for our chipseal because the school bus does not use our roads. The buses now use our roads (and drive pretty darn fast through our neighborhood).
- Chris overviewed the discussion from last year with the Llano Chief Appraiser, Gary Eldridge about the unfair lakefront assessments for Lakewood Forest 1 versus Comanche Rancharias and Bridgepoint. 2016 assessments were dropped from the initial assessments (and substantially for some residents) as a result. The new 2017 assessments seem to have brought all lakefront assessments in line.
- Chris asked for any additional new business. No additional new business was offered.

Chris Smith asked for final comments. There being none, he requested a motion to adjourn the meeting. Motion to conclude meeting was made by Clay Michel. Tammy Isley seconded the motion. The meeting concluded at 11:20am.

Chris Smith
President/Director

David Tabb
Secretary/Treasurer/Director