

Lake Arbor Homeowners Association

Board Meeting

June 20, 2023

Board Members in Attendance:

1. Dennis Smythe, President
2. Jenny Felice, District 4 Rep.
3. Marianne Leiby, District 3 Rep.
4. Ron Lavochkin, Covenants Chair
5. Lori Brown, Title Compliance Chair

Board Members Not in Attendance:

1. Sarah Ruen Blanchard, Membership Chair
2. Todd Baily, District 2 Rep.
3. Chelsea Canda, Secretary
4. Dinky Leigh, Bookkeeper
5. Don Lemek, Treasurer

Call to Order: 6:40 pm. A quorum was established.

Minutes Approval: Minutes from the May Board meeting were approved.

Old/New Business

Selecting Discovery Trail Clean-up Dates

- 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.

Consolidating Email Websites

- Same as above w/ Wix
- Dennis to activate Gmail account.

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):

- Block Party Trailer is reserved for September 30th.

- Food truck availability and those interested will be contacted through Foodtruckin.com. As interest comes in, a final determination will be made.
- Kona Ice will be reserved for the event as was done last year.
- Sarah will reach out to the Arvada Press, Little Elementary, and perhaps send a mailer to promote the event.
- Dennis has requested a proposal for long sleeve t-shirts for HOA board members to wear at the event (Cost not included in the event budget).
- A limited number of no more than 10 vendor booths will be offered to HOA members for \$25.

Covenant FAQ

- Covenant FAQ will be mailed to every home and owner.
- Dennis to check on printing and folding cost.
- Target date of June 29th to mail out.

Ask Attorney to help file Code complaint with city.

The complaint refers to a homeowner conducting an industrial commercial business within the Lake Arbor residential area. The city permitted activity as a hobby. The business is listed with the Colorado Secretary of State as an LLC, has a website advertising retail and custom services. As the HOA has no enforcement capability, we will make an inquiry with Altitude Law to formally complain on behalf of the residents. Numerous complaints have been submitted regarding noise, equipment, air quality and debris from neighbors.

Officer Reports

President's Report:

None

Vice President's Report:

None.

Secretary's Report:

None.

Treasurer/Bookkeeper Report:

None

Membership Report:

None

Title Compliance and Real Estate Reports:

Lake Arbor Real Estate as of June 20, 2023

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

There are 8 properties under contract in a price range of \$535k to \$725k with an average of 6 days in the market prior to going under contract.

Fifteen homes have sold and closed this year compared to 25 sold and closed during the same time period of 2022. Average price of sold homes during 2023 is \$622,060 compared to \$608,779 for 2022.

*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:

No outstanding issues

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. House on Lamar in disrepair will be sent an attorney letter.
- District 2 – None.

Action Item(s):

- We will enforce fencing violations

Upcoming Activities:

July HOA Board Meeting - July 11th @ 6:30 pm

August HOA Board Meeting - August 8th @ 6:30 pm

Discover Trail Clean-up - August 12th @ 9:30 am

Call to Adjourn: The meeting was adjourned at 7:50 pm.

Respectfully Submitted by:

Dennis Smythe
President

Chelsea Canda
Secretary