

Lakewood Orchard Minutes
BOARD OF DIRECTORS MEETING 4/13/23

1. Homeowner Forum-no homeowners present
2. Establish quorum
3. Call to order 6:05 pm
 - a. Present: Stacy Tillotson-President, William DeBlase- Vice President, Suzanne Tomaschtik-Secretary, Darren Monico-Treasury, and Kathy Pegg-Director.
4. Approval of minutes - October 26, 2022
 - a. Stacy Tillotson motioned to approve. Suzanne Tomaschtik seconded the motion. Motion carried unanimously.
5. Approval of financials - October 2022- February 2023
 - a. Darren Monico motioned to approve. Kathy Pegg seconded the motion. Motion carried unanimously.
6. Old/New Business
 - a. Review and approve 2022 compilation from CPA.
 - i. Stacy Tillotson motioned to approve. Kathy Pegg seconded the motion. Darren Monico asked if there was an executive summary. The CPA tracks the debits/credits for the fiscal year. Heather McArthur from Premier explained the format and what the CPA covers. The Accountant's report is key to

review. Heather explained the operating fund does owe the reserves. Suzanne Tomaschik asked for clarification on actual vs budgeted for last year and how that works. Motion unanimously carried.

- b. Review proposal from Apex for 2023 plant healthcare
 - i. Slight increase to tree healthcare. He has proposed a 2 year contract. Table this to the next meeting in May where Apex can answer questions regarding tree care.
- c. Review proposal from Apex for expanding tree rings and mulch application to common area trees.
 - i. Denied.
- d. Review and discuss proposal from Aztec Fence
 - i. Table until May to review new bids for additional posts breaking.
- e. Discussed ARC form redesign.
 - i. We can remove the certification part of the form and cost. Kathy Pegg will work on a revision to the form to present in May.
- f. Rental listing for Board review
 - i. Presented the rental listing for us to review.

7. Closing report for 2023

- a. No sales since Jan 1st of 2023.

8. Any and all other new or old business

- a. Kathy Pegg asked to do a review of our rules & regulations. Heather McArthur from Premier will send us all editable copies. Legal needs to review the final draft. Might be something to look at for winter.
 - b. Pond burns had been tabled from the last meeting. Native Restorations contacted Heather McArthur from Premier and the last burns had been 2021. In his opinion, it is beneficial to burn rather than a mow. Financially we could skip it this year, but definitely budget it for next year. If we do it this year, they will remove the cost of mowing. Kathy Pegg motioned to approve a burn and not mow for the 2 main ponds. Stacy Tillotson seconds. Motion unanimously carried.
9. Stacy Tillotson motioned to adjourn. Darren Monico seconded the motion. Motion carried. Adjourned 7:09pm