**Lakeridge HOA Annual Meeting Minutes August 22, 2020**

Meeting via Zoom called to order by Evelyn Johnson at 8:00am

1. Roll call of owners and representatives
2. Review of financials
   1. Reviewed 2019 P&L
   2. Compared 2020 P&L to 2019 P&L
   3. Compared 2020 Balance Sheet to 2019 Balance Sheet
   4. Reviewed 2020 budget
   5. Working to maintain FHA certification (owner occupancy and 10% reserves).
   6. We haven’t had a cost of living increase since 2014. Due to an increase in rates for utilities, insurance, garbage, and Comcast, the HOA fee will need to increase $10/month starting in January. Notification will be sent in November.
3. Completed Site Improvements
   1. Bark/mulch along east boundary of site (next to wall)
   2. Crack sealing of asphalt
   3. Striping of parking stalls
   4. Painting of parking numbers
   5. Replaced concrete hole near building 5
   6. Removed dead bushes
   7. Painted shed
   8. Repaired lights
   9. Pest control (extra spraying for box elder bugs)
   10. Trimmed large trees over carports.
   11. Trimmed dry grass along 1430 South
4. Proposed Site Improvements (in order of priority)
   1. Pest control for mice
   2. Identify all uneven concrete areas.
   3. Repair damaged carports
   4. Install “Slippery when wet” signs near entrances of slippery concrete. Consider using adhesive with grip to prevent slipping.
5. Open discussion with owners
   1. Proposed improvement projects listed above.

Action Items

1. Meet, discus, prioritize, and execute onsite projects – Board

Meeting closed by Jared Christensen at 8:55am

Minutes recorded by Jared Christensen