**Lakeridge HOA Annual Meeting Minutes August 24, 2019**

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

1. Review of financials
   1. Reviewed 2018 P&L
   2. Compared 2019 P&L to 2018 P&L
   3. Compared 2019 P&L to 2018 Balance Sheet
   4. Reviewed 2019 budget
   5. Working to maintain FHA certification (owner occupancy and 10% reserves).
2. Completed Site Improvements
   1. Replaced bark
   2. Onsite board members are constantly weeding
   3. Cleaning up the east boundary of the project.
   4. Removed dead shrubs
   5. Trimming trees over covered parking.
   6. Repair dead sprinklers
   7. Installed new doggy pot.
   8. Crack sealed the parking lot
   9. Painting parking stalls
   10. Replaced ballasts in numerous lights
3. Proposed Site Improvements (in order of priority)
   1. Continue painting parking stalls
   2. Install new window well covers.
   3. Power washing breezeways.
   4. Refinish the hand railings.
   5. Consider crack sealing the seam between asphalt and concrete.
   6. Repair damaged asphalt around valves and boxes.
   7. Continue new flowers and shrubs to improve aesthetic appeal.
4. HOA Board Member Elections
   1. Postpone election for exiting board members to establish transition to new board members.
      1. Board describes each position
      2. Send email to owners with deadline of response
      3. Create transition plan
   2. Elected Eddie Wachob as an onsite board member
5. Open discussion with owners
   1. Mats to protect against slipping on the concrete in breezeways.
   2. Graffiti around the complex.
   3. Grinding unlevel concrete

Action Items

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

Meeting closed by Jared Christensen at 9:45am

Minutes recorded by Jared Christensen