



Annual Membership Meeting - May 2nd, 2026 - 10:00 am CST

Board Attendees

Gretchen Peterson, President
Amy Volkmann, Vice President
Vickie Fugazzotto, Treasurer
Barb Berken, Secretary
Carin Tio, Director
Jesse James, Director
Terry Anderson, Director

Meeting Call To Order:

Meeting Called to Order at 10:10 am CST

Agenda

1. Introduction of Current Board of Directors
2. Determination and Verification of a Quorum
3. Approval of today's meeting agenda
4. Approval of Prior Annual Membership Meeting Minutes
5. Officer Reports
6. Presentation and Approval of 2026/2027 Annual Budget
7. Election of Board of Directors
 - a. Introduction of Candidates
8. Old Business
 - a. Tabled Motion from June 21, 2025 Special Election Meeting
9. Member Motions/New Business - Members may present motions from the floor - this part of the agenda is for new business that require motions. If it is just communication or statements, that will fall under the Open Forum. *In order for all members to be heard, we respectfully ask to try and limit each member to 3 minutes of discussion time.*
10. Member Comments/Open Forum/Communication
 - a. Communication from Property Owner - Bob Czosnyka
11. Adjournment

Determination of a Quorum

1. Quorum was met with 48 members.

Introduction of the Board of Directors and Welcome to New Property Owners

1. President, Gretchen Peterson introduced Board members in attendance and the terms for each board member
2. Welcomed New Property Owners to the Association and the meeting.

Approval of the 2026 Annual Membership Meeting Agenda

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| Motion Made: | Motion made by property owner Kristin Peterson, Lot 159, to approve the 2026 Annual Meeting Agenda |
| Second: | Jane Fountain, Lot 11 |
| Discussion: | No changes or amendments to the agenda |
| Action: | Motion passes |

Approval of the 2025 Special Election Meeting Minutes - June 21st, 2025

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| Motion Made: | Motion made by property owner John Stormoen, Lot 83, to approve the 2025 Special Election Meeting Minutes |
| Second: | Jim Walsh, Lot 33 |
| Discussion: | No changes or amendments |
| Action: | Motion passes |

Officer Reports:

President:

President, Gretchen Peterson, provided updates on maintenance work at the Common Area beach front. The Board's focus is to continue to improve the Common Area for property owners to enjoy.

- The sand point well has been replaced and there is strong water pressure for property owners to enjoy.
- Stairs - work is in progress to repair the stairs for use and add a flower box to the retaining wall to provide a block to the ledge.

- The broken key pad has been replaced and codes given to the emergency services for entrance to the gated common area.
- Collecting bids to replace the dilapidated snow fence around the Common Area on the north side of the property line.

Treasurer Report and Budget Presentation:

Treasurer, Vickie Fugazzotto, gave the report of source of funds (how we receive our money), use of funds (how we spend our money), and update on money used for capital expenses to improve the Common Area.

A special thank you was given to Nancy Kubina for keeping the records in an organized and detailed state for easy transition to the new Treasurer.

- **Sources of Funds - Income**
 - We are a Non-Common Stock Corporation that is not for profit.
 - Explanation of the only source of our funds are from the dues that property owners pay annually.
 - A special thank you to property owners for the effort of sending dues - 89% of all dues have been received
 - 295 invoices sent - received payment from 265 property owners
 - Dues were not increased for 2025 and proposed NO increase for 2026/2027 budget
- **Uses of Funds - Expenses**
 - Treasurer, Vickie, went over line items of expenses for 2025/2026 budget
 - Two areas of over budget:
 - Lawn maintenance - Additional expense to remove the piles of dirt and sand
 - Printing and mailing - Cost of proxy and notification mailing for the additional election in 2025
- **Cash Flow**
 - Healthy cash flow - No recommendation to increase the dues
- **Capital Expenses:**
 - Four major projects to get done:
 - Replacing the broken snow fence on the south end of the property line
 - Gate key pad replaced - waiting on invoice
 - Replaced sand point well - waiting on invoice
 - Fixing the stairs

- Q: Property Owner, Dianne Braeditch, asked a question about plans to rebuild the retaining wall.
- A: The remaining part of the retaining wall is staying and it is already contracted to repair the stairs. We are adding a flower box to it for visibility of the ledge.

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| Motion Made: | Motion made by property owner Bob Czosnyka, Lot 68, to approve the 2026/2027 Annual Budget as is. |
| Second: | Kristin Peterson, Lot 159 |
| Discussion: | No changes or amendments |
| Action: | Motion passes |

Board Count and Election Results

1. Introduction of board candidates.
2. Nominations from the floor were asked.
 - a. No nominations from the floor were received.
3. Election results were announced by property owner, John Stormoen, Lot 83.
 - a. Terry Anderson - 53 votes
 - b. Barb Berken - 51 votes
 - c. Incumbents have been elected by property owners to a 3-year term.
4. Terry Anderson - Term 2026 - 2029
5. Barb Berken - Term 2026 - 2029

Thank you to John Stormoen for volunteering to count the ballots and proxies.

Old Business

President, Gretchen Peterson, brought up the Tabled Motion made during the Special Election Meeting held June 21st, 2025.

The Property Owner that moved the motion at the 2025 Meeting was not present to provide additional information. Motion died on the floor.

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| Motion Made: | Motion made by property owner Michol Startup, Lot 82, to dismiss the tabled motion from the June 21st, 2025 Special Election Meeting. |
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| Second: | Lorna Gartzke, Lot 233 |
| Discussion: | No changes or amendments |
| Action: | Motion passes |

New Business/Open Forum

1. Communication from property owner, Bob Czosnyka, Lot 68
 - Open discussion around rules and regulations for property owners wishing to own hens and roosters within the Association neighborhood.
 - The town of Strongs Prairie and Adams County have ordinances regarding the location of chicken coupes on property and number of chickens allowed per acre.
 - Property owner is asking the Association members to consider adding simple rules to manage the allowance of chickens within the Association neighborhood.
 - Q: Property owner, Kristen Peterson, Lot 159, brought up the differences between a POA and an HOA - what the Associations rules are meant to govern.
 - Q: Property owner, Jane Young, Lot 131, asked if the Board does not enforce the bylaws anymore.
 - A: President, Gretchen Peterson, explained what is in the Bylaws and the Board's responsibility.
 - A: Property owner, Barb Berken, explained the POA is designed to manage the Common Area according to our governing documents. If we utilize the Grievance Procedure as a Board, we need to have a governing document that clearly provides the guidance and powers of the Board to allow this to happen.

Action on Discussion:

The Board will research and follow up on property owner's request to see about changing Bylaws.

2. Q: Question regarding the placement of the key card scanner and the bollards.
A: The Board is waiting on an estimate to move the goose neck key pad within the two bollards for protection but also accessible from your vehicle.
3. Q: Question raised from property owner Gary Kosclulek, Lot 29, regarding the broken key code pad.
A: This was replaced with a new one and codes are used for emergency management.

4. Q: Question raised from property owner Dianne Bradetich, Lot 144, regarding manual override on gate for when power is out.

A: There is a manual override, the Board has requested estimates for different options on manual entry and exit. The Board will also create a protocol on what to do if the power is out and property owners need to get out of the common area.

ANNOUNCEMENT:

Cori Bradley, Lot 333/77, announced they will be hosting the 8th ANNUAL CASKEY & BRADLEY PIG ROAST to be held Labor Day Weekend! Please mark your calendars now - ALL are invited.

- Bring a dish to pass
- Come hungry
- Enjoy some fun, food, games, prizes

A BIG thank you to the Caskeys and the Bradleys for making this a highlight event of the Lakewood Association!

Motion to Adjourn the Annual Membership Meeting:

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| Motion Made: | Motion made to adjourn by Property Owner, Jim Walsh, Lot 33 |
| Second: | Kurt Semrich, Lot 377 |
| Discussion: | None |
| Action: | Motion passes |

Meeting adjourned: 10:53 am CST.

Submitted by:
Barb Berken
Lakewood POA Secretary