June 10, 2025

# Meeting minutes for the Lakemont Woods HOA 2025 – 26 Budget

Meeting start time 7:07 PM

Board members present – Jay Clem, Jason Graefe,

Board members absent – Deborah Chvila-Dols, Jennifer Schroeder, Mark Mobilia

Agenda

* Roll call – Jay Clem
* Budget review – Jason Graefe
  + Jason shared the primary change in the YoY budget was the planned increase for the new management company, SUHRCO.
  + Members asked questions about SUHRCO’s performance and cited issues with a specific lot not being resolved.
* Budget ratification
  + Proposal to approve the budget was made and seconded.
  + There was a unanimous vote to approve the budget.

The meeting adjourned at 7:41

June 10, 2025

# Meeting minutes for the Lakemont Woods Home Owners Association Annual Meeting for 2025

Meeting Start Time: 7:42 PM

Board members present – Jay Clem, Jason Graefe,

Board members absent – Deborah Chvila-Dols, Jennifer Schroeder, Mark Mobilia

Agenda:  
  
Annual HOA Meeting

* We had quorum and proceeded with the meeting.
* Roll call – Jay
* We had each member, both in person and joining via our remote Teams link, introduce themselves and share a bit about how long they have been in the community and their family etc..
* Reading of the minutes of our 2024 HOA Annual meeting
* Reports of officers  - none.
* Reports of committees - none.
* Unfinished business
  + Jay discussed the vandalization to our community entrance last year and the use of contingency funds to remedy the entry way Lakemont Woods lettering.
  + Jay mentioned we received a proposal for additional snow plowing which was an HOA request from our 2024 meeting. The board reviewed the proposal and believed the City of Bellevue had done an effective job of clearing streets and decided not to proceed with incremental private snow plowing services.
  + Jay share he had registered lakemontwoods.com for the community and he built a website at [https://www.lakemontwoods.com](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.lakemontwoods.com%2F&data=05%7C02%7C%7C9a59153d0bbc41d2fc3a08dda83d31d1%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638851702959251511%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=14QBxbPfuPTPjbV43Ob4iRRg78NksvdfYULO4ex9UXA%3D&reserved=0). Jay shared the site now contains a digital version of our HOA CCR’s and related documents. This is the first time we have ever had a digital version, prior we had to return to a paper only version to review. The site is accessible to anyone, both inside and outside, our HOA.
* New business
  + The Board awaits a proposal from Deborah for new tree planning. We did not set aside incremental funds for this ask given the cost is unknown. We do have ample contingency funds we could use if needed.
* Election of the board
  + No one volunteered for the role of President, Jay Clem was then asked to remain and agreed even though he had asked to relinquish the role to a new community member.
  + The role of Vice President was nominated voted on and accepted by Bonnie Hanson
  + The role of Treasurer was nominated and voted on and accepted by Iman Rejai
  + Deborah Chvila-Dols was not present, but had agreed prior to remain as Secretary.
  + The committee thanked Jason Graefe and Mark Mobilia for their prior Board service.
  + Dave Roberts was elected as a member at large to the Board.
* Committee Appointments
  + Jennifer Harrington agreed to join the social committee, chaired by Deborah Chivla-Dols.
  + Shelly B. agreed to continue as chair of the Welcome Committee.
  + Kyle S. will join the Landscape Committee which is chaired by Jennifer Schroeder.
* Adjournment at 8:08PM