

Lafayette Woods Home Owners Association

HOA Annual Meeting Minutes

- The HOA has contracted with a new law firm, which has resulted in significant savings on legal fees.
- As part of our 2025 landscaping and lawn care maintenance efforts, new shrubs were planted and fresh mulch was installed throughout the community. As a reminder, the HOA does not own the common property within the association, including the land on which the entrance monuments are located.
- To further reduce expenses, several Board members purchased, installed, and removed the community Christmas decorations this year. These decorations can be reused in future years, resulting in additional long-term savings.
- Board member Troy Swenson has resigned from the Board. As a result, David has assumed responsibility for minor mailbox repairs. We currently have open Board positions and encourage interested residents to contact the Board for more information.
- The Board is exploring the replacement of all metal mailboxes throughout the community. Many of the current mailboxes require repairs, and replacement would provide a more uniform appearance throughout the neighborhood. At this time, mailbox post replacement is not being considered. The estimated cost for mailbox replacement is between \$5,000 and \$6,000. Board members plan to perform the installations themselves, and volunteer assistance would be greatly appreciated.
- Beginning this spring, violation notices will be sent to homeowners regarding issues such as non-compliant fencing, dead or poorly maintained lawns, excessive weeds, garage door maintenance concerns, and abandoned vehicles. Violation notices will also be issued to homeowners whose siding is dirty or shows signs of mold, as pressure washing is expected to maintain the exterior appearance of homes within the community.
- The Board has received complaints regarding damage to lawns and yards resulting from Gateway's installation work. At this time, it does not appear that Gateway intends to reseed or repair affected areas. Residents are encouraged to contact Gateway directly regarding restoration concerns. The Board has remained in communication with the City regarding these issues; however, because this was a City project conducted within the City's right-of-way, the Board's ability to intervene is limited.
- We have not received any updates from Spectrum regarding the cable currently suspended above the street on Vernon.
- A resident requested that the Board investigate whether future rental properties could be prohibited within the Association. The Board will review the governing documents and applicable legal considerations before determining whether further action is warranted.

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- Residents have inquired about installing "Slow Down" signs within the neighborhood. Homeowners may also submit requests directly to the City regarding speed limit reductions, additional stop signs, or speed-control measures such as speed bumps. If there is sufficient neighborhood interest, the HOA will work with the City to explore available options.
- As always, residents are encouraged to contact the Board through the HOA website with any concerns, complaints, or reports of violations. While Board members routinely monitor the neighborhood, we cannot observe every issue. Our goal is not to issue unnecessary violations, but rather to ensure compliance with HOA rules and regulations in order to maintain the appearance of the community and protect property values for all residents.