



Lakecliff POA Special Board Meeting – June 12, 2025

Location: Lakecliff Golf Club

When: 9:00 AM CT in Person and Zoom

Opening – Call to Order, Certification of Quorum,

- Meeting Called to Order by Dan Wittner at 9:00 AM CT
- Certification of Quorum was announced – Dan Wittner
- Attendees were:
 - Dan Wittner – POA Board President
 - Kent Graham – POA Board Vice President and Treasurer
 - Tracie Cain – POA Board Director - Zoom
 - Ira Wallace – POA Board Director
 - Scott Walther – POA Board Vice President
 - Steve James – ACC Committee Representative
 - Bob Randle – ACC Representative
 - Laurie Chapman – Community Engagement Committee Chair
 - Stacy Jackson – Goodwin Property Manager
 - Kelli Appelbaum
 - Mike Lange
 - Gordon Roberts
 - Nancy Prevost – Zoom
 - Larry West – Zoom
 - Steve Appelbaum - Zoom
 - Brian Traudt

Meeting was scheduled to discuss Section 11 Landscaping Issues and POA Board Discussion. This was prompted by concerns from several Owners living in Section 11.

Agenda

- Call to Order – Dan Wittner
- Certification of a Quorum – Dan Wittner
- Business Matter – Cottage and Villas Landscaping
- Adjourn

Cottage and Villa Landscaping

- Article 2, Section 2.4 of the Declaration provides for the Association to oversee the landscaping maintenance for Section 11 Lots
- Concerns have been raised regarding the existing services and the POA was requested to allow Section 11 Residents to have more flexibility in maintaining their landscaping
- The POA Board has considered all options that maintain the intent of the CCRs and have therefore determined that there is an option that is compliant based on our Counsel's guidance

Cottage and Villa Landscaping

Resolution

1. Owners of Section 11 Lots may elect to opt out of the Association's continued maintenance of the landscaping of their Lots and assume the responsibility for the maintenance of the landscaping of their Lots. For Owners that do not choose to opt out, no action is required.
2. Owners who elect to opt out from the existing services, will be required to execute an acknowledgement confirming their commitment to assume the responsibility to maintain their landscape and intention to adhere to the landscape maintenance requirements and restrictions contained in the Association's Dedicatory Instruments.
3. Owners may change their opt out election on October 1st of each year. If no change is made on October 1st, the Owner's existing election will continue for the ensuing calendar year. If the Owner changes their election regarding their landscape maintenance, the change will take effect on January 1st of the ensuing calendar year.
4. If an Owner of a Section 11 Lot that opted out of the Association's services fails to perform their Lot's landscaping maintenance services, such failure will constitute a violation of the Association's Dedicatory Instruments and will subject the Owner to enforcement action in accordance with the Association's Fine and Enforcement Policy.

Cottage and Villa Landscaping

Action	Due Date	Comments
Board approves plan	June 12, 2025	
Communication sent to each property owner explaining their ability to opt out of the existing landscape service arrangement	June 19, 2025	
Signed agreement to opt out of the current program provided to POA	As soon as possible	Please email your signed agreement to kent.graham@outlook.com

- Kent made a recommendation to approve and it was seconded by Ira and Approved.
- Section 11 Members to be sent all related documents if they choose to Opt Out of the Landscaping Model

Dan Called for a Motion to Adjourn, Seconded and Adjourned.