



LAKESWOOD PROPERTY OWNERS ASSOCIATION

Monthly Board Member Meeting

November 16th, 2025

Date: November 16th, 2025

Time: 6:00 PM

Location: Ken and Amy Hittlet's Home

Presiding: Board President, Fred Becker

Treasurer: Jan Jernigan

Secretary: Madison Woodward

AGENDA:

- I. Call to Order
- II. Opening Remarks
- III. Secretary Report
- IV. Treasurer Report
- VI. Old Business
- VII. New Business
- VIII. Action Items
- VIII. Adjournment

Attendance

Present: Fred Becker, President; Jan Jernigan (Treasurer); Madison Woodward (Secretary); Ken Hittlet; Mickey Waters; Kevin Evans (guest; prospective board member). **Absent:** Wess Tucker.

I. Call to Order

- The November meeting of the LPOA Board members was called to order after taking attendance by President Fred Becker.

II. Opening Remarks

- President Fred Becker reflected on the year's accomplishments, noting strong community progress (Beautification Day, Gala, and other initiatives) alongside ongoing issues requiring board attention (speeding, dogs, and dues). Fred also reported that Kevin Evans has expressed interest in joining the board and attended as a guest.

III. Secretary Report

- Madison Woodward stated the board will begin improving meeting documentation and minutes going forward. The President noted they will forward prior notes to support completion of records.

IV. Treasurer Report

- Jan Jernigan prepared and presented the following financial documents: 2025 Dues Paid, 2025 Check Register, and 2025 Budget Spreadsheet.
- As of November 15th, 2025, two additional paid members had been added, with the total number of owners' dues paid for 2025 thus far are 112.
- Discussion also included the anticipation of 2026 budget items that would be Magnolia maintenance/repair; dam-related fill work; pavilion parking lot resurfacing; downstream dam-area land ownership implications.

V. Old Business

- **Focus Areas (Speeding, Dogs, Dues)**
 - o Speeding / Stop Signs
 - Follow-up with Jeff Jones indicated inconsistent prior communication; report that he received opposition calls. Board discussed regrouping, identifying supporters, and applying coordinated public pressure where appropriate.
 - o Dogs / Safety Issue

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- The repeated biting/dangerous incidents linked to a pet within the neighborhood was addressed, with the increased concern emphasized regarding public safety risk and insufficient consequences.
- **Dues / Covenant Amendment Planning**
 - The Board discussed pursuing a **limited covenant amendment** to establish **mandatory annual dues**, focusing on a minimal change that ensures long-term stability while keeping language clear and fair. Survey results were referenced showing **strong homeowner support**, and potential enforcement options were reviewed.
- **Board Membership / Vacancies**
 - Two open/expected openings discussed: one departed member (Meghan Hippler) and anticipated departure of Wess Tucker. The preference of the board was stated for maintaining a 7-member board. Kevin Evans was recommended for one of the positions, to which he agreed to join.

VI. New Business

- **Dam Inspection and Repairs**

The President reported inspection results:

- Big dam: needs improved grass cover and minor erosion remediation; fill dirt and reseeded recommended.
- First small lake dam: fill burrow holes; address downstream erosion pit near overflow discharge (option to extend pipe with additional PVC). Next dam: seep/wet area with missing soil (approx. 2–3 yards); requires fill and compaction.
- Key constraint: Access/repairs complicated because HOA does not own certain downstream-side land; owners named included Billy Turnbo and Charles Smith (as discussed). Board to explore acquisition/donation options and coordinate with relevant landowners.
- **Welcome Committee / New Residents**
 - Multiple new/overlooked residents were discussed for welcome baskets and outreach. Board planned to review property list and confirm new owners.
- **Annual Meeting Planning**
 - Annual meeting proposed for January 13 at 6:00 PM at the library.
 - President Fred Becker to call the library to reserve the room.
 - Discussion that the annual meeting should announce the plan for mandatory dues and expected timeline, with more detailed discussion occurring separately (open forum recommended).
- **2026 Planning / Event Preview**
 - Secretary Madison Woodward requested approval to create a “year-ahead” flyer with tentative event ideas (Beautification Day, Golden’s Gone Wild, fireworks, possible gala, committees). Board was supportive and agrees to start planning.

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VII. Action Items

Action Item	Owner	Goal
Annual Meeting Planning	Fred	Reserve library room for Jan 13, 6:00 PM and prepare announcement materials
Mandatory Dues Plan	Fred	Begin legal outreach for assistance and voting procedures.
Dam Repairs	Fred, Kevin	Obtain quotes/estimates for fill/grass reseeding; evaluate PVC extension option for overflow area.
Stop Sign Strategy	All	Re-engage supporters, identify opposition source(s), and determine next steps with Jeff Jones.
Property List Review	Madison, Ken	Schedule work session to update owner/property list, identify new owners.
2026 Events Planning	Madison	Begin promoting and planning 2026 events with tentative dates, creating committees, and support options.

VII. Adjournment

- Meeting concluded after review of upcoming annual meeting, survey follow-up, property list work session scheduling, and event planning items.

Next Meeting Scheduled: LPOA Annual Meeting, January 16th, 2026 at 6:30 PM at the Dyersburg Public Library.