

Lakehurst Neighborhood Association HOA Meeting Minutes

Date: Wednesday, October 29, 2025

Time: 6:17p.m. – 7:37p.m.

Location: West Hill Grill

Meeting Type: General Membership Meeting

1. Call to Order

The meeting was called to order at 6:17p.m. on Wednesday, October 29, 2025.

2. Attendees

Board members and neighborhood residents were present. Introductions were made by attendees.

3. Agenda

- Treasurer's Report
- Concert Series Financial Review
- Park and Lighting Issues
- Upcoming Events
- Technology and Accounting Software Proposal
- Vacant Park Parcel (Queen–Quail Area) Discussion
- Other Business

4. Treasurer's Report

Presented by: Julie

Account Balances:

- Savings: \$1,752.04
- Checking: \$1,698.30
- Total funds: approximately \$3,330

Expenses Paid:

Summer concert series, National Night Out, one junk day (with a second scheduled)

Membership:

Current members - 66 households

Prior years:

2024: 71, 2023: 61, 2022: 64

Membership represents approximately 10% of neighborhood households

Members include some households outside strict Lakehurst boundaries who participate in events.

5. Concert Series Review

- Total Cost: \$2,130 for four concerts
- Sponsorship: \$800 donation from Infinity Edging
- Music Costs: \$1,200 total

Bands coordinated by neighborhood resident Allen ("AB")

Headliners were paid \$300 each; openers performed without fee

Outcome:

Concert series considered very successful

Music coordination significantly reduced planning burden

Food trucks and additional amenities enhanced community engagement

Insurance: A \$1 million policy was secured to cover large events

Decision:

Consensus to pursue a similar concert series model for 2026, pending availability of coordinator.

6. Accounting Software Proposal

Proposal to invest \$72 annually in accounting software (e.g., Quicken)

Purpose:

- Improved financial tracking
- Easier reporting and tax preparation
- Standardized year-over-year records

Decision:

General agreement to proceed with purchasing accounting software.

Action Item:

Treasurer to implement accounting software and migrate prior records.

7. Park and Infrastructure Issues

a. Lighting

Multiple park lights reported out, particularly near the Surrey playground and newly built mound area. Mixed feedback from neighbors regarding lighting levels.

Action Item:

Contact Xcel Energy / Foothills Park & Recreation District to report non-functioning playground lights and request evaluation.

b. Grass and Weeds

Park grass transitioned to low-water fescue as part of park improvements.

Foothills anticipates 2–3 more years of overseeding.

Weeds expected to diminish as grass establishes.

Action Item:

Residents encouraged to contact Foothills Community Liaison Sarah McAfee with property-specific concerns.

8. Upcoming Events

a. Fall Junk Day

- Date: November 9, 2025
- Location: Pearson Way (in front of Julie's house)
- Participation: Members only (one carload per household, with flexibility if space allows)
- Dumpster available Friday–Monday

b. Santa at Kendallvue Elementary

- Date: Saturday, December 6, 2025
- Details: Santa appearance for neighborhood families
- High attendance expected (approximately 200 attendees)

9. Vacant Park Parcel (Queen–Quail / Stanford Area)

Parcel is deeded exclusively as park land

Current owner wishes to transfer property due to tax burden

Foothills Park & Recreation District declined interest

Estimated back taxes: \$1,500–\$1,800

Annual tax liability: \$700–\$800

Next Steps Discussed:

Explore whether Jefferson County would waive property taxes for nonprofit ownership

Consider neighborhood association ownership with grant funding

Potential uses: pocket park, community garden, swing area

Need to assess insurance and liability implications

Action Items:

Allen (Julie's husband) to engage Jefferson County regarding tax waiver options

Board to explore alternative partner organizations (e.g., community garden groups, open space entities)

Members encouraged to contact County Commissioner Leslie Dahlkemper and JeffCo School Board representatives in support of community use

10. Other Business

- Discussion of declining school enrollment in JeffCo and resulting unused land (Pieffer)
 - Consensus that unused public land should become a "force for good" in the community
 - Encouragement for residents to engage elected officials while they are receptive
- New board members
 - Treasurer - Ward
 - Secretary - Meagan
 - President and vice president positions will switch beginning in January 2026
 - President - Julie
 - Vice President - Mike
- Volunteers needed for hand delivery of 2 out of 3 Honkers per year (Summer edition will still be mailed)
- Vote to hire Darlene (retired mail person) at \$25/hr to clean/weed the rocks at the Simms entrance
 - Decision: yes - 15 votes, no - 0 votes

11. Adjournment

The meeting was adjourned at 7:37p.m.

Prepared by:

Meagan Gaylord, Secretary

Lakehurst Neighborhood Association

Lakehurst Neighborhood Association Board-Approved Meeting Minutes (1-Page)

Date: Wednesday, October 29, 2025

Time: 6:17p.m. – 7:37p.m.

Location: West Hill Grill

Call to Order

The meeting was called to order at 6:17p.m.

Treasurer's Report

Balances:

Savings: \$1,752.04

Checking: \$1,600.30

Total: approx. \$3,330

Paid expenses include the summer concert series, National Night Out, and one junk day.

Membership: 66 households (approx. 10% of neighborhood); prior years ranged from 61–71 households.

Concert Series Review

Total cost: \$2,130 for four concerts

Sponsorship: \$800 donation from Infinite Edging

Music coordination by neighborhood resident Allen ("AB") Buys

Concerts deemed highly successful with strong attendance and community engagement.

Organization carried a \$1M insurance policy for events.

Consensus: Pursue a similar concert model in 2026 if feasible.

Financial Systems

Proposal to purchase accounting software (~\$72/year) to improve financial tracking and reporting.

Decision: Approved.

Park & Infrastructure Updates

Multiple park lights reported out near playground and mound area.

Grass transition to low-water fescue continues; overseeding expected for 2–3 more years.

Action: Contact Foothills / Xcel regarding non-functioning lights.

Upcoming Events

Fall Junk Day: November 9, 2025 (members only; Pearson Way)

Santa at Kendall View Elementary: December 6, 2025

Vacant Park Parcel (Queen–Quail Area)

Parcel is deeded as park land; owner seeks transfer.

Foothills declined ownership.

Exploring nonprofit ownership options, tax waiver, grants, or alternative partners.

Actions:

Engage Jefferson County on tax waiver possibilities

Continue outreach to potential partners

Members encouraged to contact county and school board representatives

Adjournment

Meeting adjourned at 7:37p.m.