

Lakemount Homeowners Association (HOA) Board Meeting Minutes

Date: February 6, 2026

Time: 6:10 PM – 7:15 PM

Location: 7432 W Lake Rd, Perrysburg, Ohio 43551

Attendance

- President: Jesse Oliver (At Large)
- Vice President: Tyler Matuszak (Plat Four)
- Treasurer: Amanda Temple (At Large)
- Secretary: Kristina Oliver (Plat One)
- Board Member: Jon Cypher (At Large)

Call to Order

- The meeting was called to order at 6:00 PM.

Agenda & Discussion

1. Lakemount Homeowner Meeting Letter

- Amanda Temple proposed drafting a letter for the upcoming Lakemount homeowner meeting scheduled for March 4, 2026, at the Rossford Recreation Center (6–8 PM).
- Amanda Temple volunteered to draft the letter, with Kristina Oliver offering assistance if needed.
- The board agreed to mail the letter to residents, noting that not all follow the Facebook page for updates.

2. HOA Management Group Proposal

- The board discussed the possibility of hiring a management group for the HOA.

- Concerns were raised about increasing annual dues from \$145.00 to \$205.00, which was deemed unjustifiable given the current workload.
- The board decided to retain self-management and emphasized the need for timely completion of HOA tasks.

3. Financial Matters

- Bills paid by Amanda Temple include domain and website hosting, pond fish (CWS), lawn care (Christerson), and property insurance—all paid via online bill pay.
- Bills paid by check: P.O. Box and property taxes.
- The board discussed maximizing the P.O. Box rental period and improving mailbox check frequency.
- Kristina Oliver will deposit checks on Wednesdays and Fridays.
- Amanda Temple is adding Kristina Oliver to the HOA bank account.

4. Website Updates

- Tyler Matuszak noted limited editing access to the current Lakemount website.
- The board discussed creating a new, user-friendly domain with expanded features and separate billing for domain and hosting.

5. Bridge Maintenance

- Community volunteer event scheduled for June 12–14, 2026, to sand and paint the bridge.
- Measures will be taken to protect the pond, including using tarps under the bridge.
- Joe Jarvis has some paint; supplies will be sourced from Sherwin-Williams, where the HOA has an account.

6. Pond Filtration

- The board will seek a quote for pond filtration in 2027 if fish do not adequately control algae.

7. Community Engagement

- Kristina Oliver suggested organizing events for families, such as inviting the Kona Ice truck during summer.
- Kristina Oliver will inquire about costs for the event.

8. Garbage Services

- The board discussed negotiating a community rate for garbage collection if all 200 homes participate.
- Amanda Temple will obtain quotes from Waste Management and Steven's.
- Consideration was given to placing a garbage can and pet waste station at the bridge park, contingent on weekly pickup.

9. Board Representation

- The need to fill board positions for Plats 2 and 3 was discussed.
- The topic will be raised at the upcoming community meeting.

10. HOA Dues Payment Options

- The board confirmed that the recent dues letter included PayPal as a payment option, with an associated fee.
- Homeowners may also pay by check.

Adjournment

- A motion to adjourn was made by Jesse Oliver and seconded by Joe Jarvis. The meeting concluded at 7:15 PM.