

Lakeside at Medford HOA Board Meeting Minutes

Date: December 9, 2025

Time: Opened at 7:00 PM

Recorded by: Abby Stockwell

Attendees: Abby, Brian, Tom, Garry, Natalie

Agenda Topics

1. Architectural Request
 2. 2026 Dues Notice and Annual Meeting
 3. Reserve Study
 4. Trail Map
 5. Structure Located in Woods
 6. Landscaping
 7. Financials
 8. Lake Update
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Meeting Notes

Architectural Requests

- The Board approved a request for a two-car garage addition. Construction is scheduled to begin in early January.
- The Board approved an additional architectural application submitted during the period.

2026 Dues Notice and Annual Meeting

- 2026 dues letter was emailed on December 1, 2025.

- Annual meeting scheduled for **March 10, 2026**; dues notice posted on the website.
- Board position applications are due **January 31, 2026** and are posted on the website.

Reserve Study

- Neighborhood meeting held on **November 19, 2025**.
- A follow-up survey was distributed, with 104 households responding; a reminder was sent on December 8, 2025.
- Twenty-seven responses have been received since the meeting.
- Several residents identified the lake and beach as the highest priority.
- Multiple residents expressed interest in joining committees, with Finance and Architectural Review noted as top priorities, followed by Lake/Beach.
- A summary of results will be shared in early January, with a detailed review planned for the community-wide annual meeting in March.
- Board discussed lake health, resident priorities for improvements, practices used by neighboring communities, and the potential costs associated with dredging.

Trail Map

- Trail map was distributed to residents.

Structure Located in Woods

- Police were notified; no additional information available at this time.
- Township confirmed the property belongs to Lakeside.
- The Board decided to take no action at this time. Potential options discussed include removal by contractor, removal by volunteers, or leaving the structure as-is.

Landscaping

- Tree trimming near the playground was confirmed.
- Trail repairs have been scheduled.

- Split-rail fencing near the Cub areas will be evaluated.

Financials

- Board discussed whether to accept online payments through QuickBooks.
- Rental pricing was reviewed. For 2026, wedding and private party rentals will increase to \$4,000. Resident rentals will remain at \$400.

Lake Update

- Lake was lowered in accordance with NJ permit requirements and is being monitored.
 - Downstream communities were notified.
 - The Board approved renewal of Tigris water treatment for 2026.
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Action Items / To Dos

- Send one additional reminder regarding the Reserve Study survey during the week of December 15.
- Compile, summarize, and share survey results before the end of the year.
- Contact residents who expressed interest in Finance and Architectural Review committees.
- Send an email to residents regarding upcoming insurance renewal and request input or assistance with policy review.
- Walk private-property trails to identify needed repairs and share details with contractor.
- Contact police to request “No Parking” signage on Jackson Road.
- Share 2026 dues and Reserve Study details with builder.
- Review QuickBooks issues and set up ACH payments for 2026.
- Address clubhouse heating issue.