

**Lakeside Meadows Homeowners Association Board Meeting**  
**Monday, October 23, 2017 at 7:00 pm**  
**63 Brown St., Weaverville, NC**

AGENDA

Board Members Present:

Julia Book, President

Scott Hughes, Treasurer

Ruth O'Donnell, Secretary

Chrissy Morrissey, Director

Absent:

Kitty DiMaio

HOA Members Present:

Verdine Reece

Donovan Reece

Rachel White

Michael Sherwood

President Julia Book called the meeting to order at 7:00 pm.

Additions to the published agenda: Julia requested to add several additional agenda items: 1. c and d; 4.d. Scott moved approval of the additions, Ruth seconded. Approved unanimously.

1. Approval of Minutes of September 14, 2017 Board meeting  
Julia moved approval, Scott seconded. Approved unanimously.
2. Treasurer's Report (document)  
Scott Hughes submitted a written report. Revenue remains the same as reported at the last meeting - \$12,751.64. Year-to-date expenses total \$3,987.91, leaving a cash balance of \$8,763.73.
  - a. Possible funding of management company (document)  
Julia put this item on hold until the New Business section of the agenda.
  - b. New street lighting contract (document)  
After discussion of the proposed Duke Power contract that would change the type of lights used for our street lights, Board members decided to ask homeowner Jay Coyle who has been negotiating with Duke Power to ask them if the amount of light on the mailboxes will change with the new lights. If less than now, Board members expressed an interest in keeping that light as it is now.
  - c. Common Areas mowing  
Julia asked if the HOA can afford additional mowing of Common Areas this year. Scott said we have funds to pay for two more mows of common areas, not including the large retention pond area which is mowed monthly in the growing season. Crissy moved that

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we mow once more on common areas except the retention pond area, Scott seconded. Following discussion, Chrissy amended her motion to all common areas, Scott accepted; unanimously approved. Homeowner Michael Sherwood mentioned that there are a lot of weeds in the right of way next to his home which is a common area. Board members said common areas, except the retention pond area, need to be treated for weeds next Spring.

d. Street drains

Julia reported on her contact with the Town of Weaverville regarding inspection of storm water drains. She was told they inspect street drains at no cost, but not the drains on our properties. Scott suggested McGill & Associates as a source to get those drains inspected. He will contact them.

3. Committee Reports

a. Common Areas – no report

- b. ARC - Chrissy reported for Committee Chair Kitty DiMaio that no new requests for review have been made since the last Board meeting. The finalized ARC Guidelines will be added to the website along with a newly created Homeowner Complaint Form that should be used to register concerns with the Board.

4. New Business

a. Management company contract (document)

Board members discussed a proposal for HOA management submitted by Cedar Management Group (GMC), which has offices in Asheville. The proposal was for \$250 a month. Services are described in detail in the proposal. Some Board members expressed concern that GMC's quarterly compliance reviews of the neighborhood is not enough. The possibility of asking for a modified proposal where we still do our own financials and other HOA work and pay them to do compliance reviews and enforcement was discussed. A previously arranged call to GMC's sales person was made and many questions asked. She said they will not tailor a contract – it's all services or nothing. She said the Board is responsible for deciding what action to take when there is a compliance issue. Other information we learned was: they do annual tax filings for an extra fee; we can ask for a conference call at Board meetings in addition to the two their representative will attend; mailings are \$1.00 each letter, up to three black and white pages, and they do two mailings a year, at a minimum. Scott asked if they would do quarterly financial reports instead of monthly at a reduction in cost. She will get back to Julia with an answer. Our checking account would be moved to a different bank than we are currently using although we could keep reserve funds wherever we want. She said the reasons to use them are technology and people: they are well staffed and have the latest technology. They will do a website for us and they also have a web portal Board members and all homeowners can use to access information. They will send out email blasts and post to the website on the same day received from us, or the next day.

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After the call, some Board members expressed concerned about fees going up in future years. Also, what other hidden fees beside the cost of mailings are there?

Homeowners present spoke, saying:

- The desire for a management company came from the homeowners meeting last summer where there was a lot of argument about ARC Guidelines. How has it been since then? Seems like we are already doing everything the management company would do. Even with the management company we will have issues like we had earlier.
- Concerned about HOA dues rising and rising. This person said other homeowners have this same concern.

Chrissy moved tabling this discussion until the November Board meeting, Julia seconded, unanimously approved.

b. Bylaws change: Annual meeting, Article III, Section 5 (document)

The Board discussed changing this part of the Bylaws, which sets the month and day of the Annual Meeting where elections are held, and the budget is reviewed. Currently, this meeting is to be held in April, according to the Bylaws. This change will allow us to align the budget year (January through December) with elections and budget approval. Scott moved the Board announce to the HOA membership:

- our intent to change the Annual Meeting to the second Saturday in January each year;
- that the Board will revise the Bylaws accordingly at its November 13<sup>th</sup> meeting; and,
- that homeowners should inform a Board member if interested in being a candidate for one of the two Directors to be elected at the Annual Meeting.

Chrissy seconded, unanimously approved.

c. Development of Board candidates for 2018 – Board vacancies will be announced to all homeowners who can then contact a Board member if interested in running for a Director position. The terms of two Directors will expire at the 2018 Annual Meeting where election of their replacements will occur.

d. Solar energy for street lights

Homeowner Michael Sherwood told the Board about street lights he saw with solar power. He asked if the Board could investigate the possibility of doing that in Lakeside Meadows. The solar panel would be attached to the light pole. Scott said his experience as owner of a property with that type of light is that it is very expensive to install. Julia will ask Jay Coyle to talk to Duke power to see if they do this and what it would cost.

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5. Next Board meeting

- November Board meeting will be a budget workshop on November 13<sup>th</sup>. Bylaws change will also be voted on.
- Annual Meeting – If Bylaws are changed, it will be the second Saturday in January, 2018
- 2018 Quarterly Board meetings – dates will be set in November

6. Input from homeowners in attendance or written – no additional comments made

VMeeting adjourned at 8:30 pm

Minutes submitted by Ruth O'Donnell, Secretary