

**Minutes of Lakeside Meadows HOA Board  
Special Meeting  
April 27, 2017, 7pm  
69 Brown Street, Weaverville NC 28787**

Attending: Kitty DiMaio, Scott Hughes, Chrissy Morrissey, and Ruth O'Donnell

Absent: Julia Book

Guests: Walter Forehand, Jean Keen, Verdine Reese

Meeting called to order by Ruth O'Donnell, President at 7:03 pm

1. Ruth O'Donnell informed the Board that this special meeting was called to review and vote on the Common Areas maintenance contract. She presented the contract negotiated with Crawford Lawn Care by Kitty DiMaio. Scott Hughes moved approval of the contract. Chrissy Morrissey seconded the motion. Approved unanimously.
2. Kitty DiMaio reported on a structure that appears to be going up in a homeowner's back yard that has not gone through the ARC approval process. She communicated with the homeowner earlier today, asking if the structure is temporary and, if not, is the homeowner aware of the ARC process. The homeowner responded that she does not want to use the process and believes that, since it is her property she can do what she wants without approval. Board members discussed next steps and asked Kitty to schedule a meeting with the homeowner so we can make her aware of her obligations under the Declaration document.
3. Jean Keen, homeowner, asked the Board to amend Article VI, Architectural Control, Section 1, Architectural Committee on page eight of the *Declaration of Covenants, Conditions and Restrictions for Lakeside Meadows* to five members of the Architectural Review Committee from the present three. Kitty made a motion that the Board pursue such an amendment; it was seconded by Scott.

Discussion: Board members discussed not only this proposed amendment but the request made at the Annual Meeting on April 22<sup>nd</sup> that the Declarations be completely rewritten. The motion was tabled so the Board can discuss both these requests at its July meeting, which will be followed by an early September homeowners meeting to consider and/or vote on a resolution should the Board make one on this topic.

4. The meeting was adjourned at 7:58 pm.

Minutes taken by Ruth O'Donnell