

**Lakeside Meadows Home Owners Association, Inc.**

**July 27, 2017 Board Meeting**

**63 Brown St., Weaverville, NC 28787**

Board members present: Julia Book, Scott Hughes, Christina Morrissey, Ruth O'Donnell

Board members absent: Katherine DiMaio

Guests: Jay Coyle, Doug Keen

Meeting called to order at 7:10 pm

**Agenda item 5.a. President appointment:** Board members agreed to move item 5.a. on the agenda to the beginning of the agenda. Board members have not heard from any homeowners interested in filling this office, which is vacant because Ruth O'Donnell resigned. Julia Book, currently Secretary, agreed to be President. This change is effective immediately.

**1. Minutes of June 19, 2017 Board meeting**

Scott moved to approve; Chrissy seconded his motion. The vote to approve was unanimous.

**2. Secretary Appointment**

Julia moved appointment of Ruth O'Donnell to the office of Secretary; Scott seconded her motion. The vote to appoint was unanimous, with Ruth abstaining.

**3. Treasurers Report**

Scott provided a written report: Revenue to July 27, 2017 is \$12,751.64. Expenses are \$2,649.49. Our cash balance is \$10,057.15.

**4. Committee Reports**

- a. Common Areas Committee - Ruth presented a report for Nancy Detweiler who could not attend.

Recent activity has focused on the area around the Lakeside Meadows sign. Decorative fencing was placed across the top of this area and a stone border created at the bottom. Four forsythia bushes were planted. A work day will be scheduled soon to mulch and weed this area and weed the area along the street and the large berm. More plants will be placed in the sign area this Fall: three butterfly bushes, perennials and ground cover. Nancy has requested details of expenditures to date from Scott so the Committee will know how much they can spend for the rest of this fiscal year.

- b. Architectural Review Committee - Chrissy reported for Kitty.

The Committee drafted a memo to send to homeowners explaining the need for architectural Standards. It will be sent to the Board for review and then sent to homeowners.

- c. There are two new members on the ARC: Nancy Detweiler and Verdine Reese. It is now a five-person committee.

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- d. Chrissy reported that the Reese's have withdrawn their request regarding a bamboo fence and are looking at other options.
- e. The ARC wants to use a standard form on which homeowners can indicate concerns/make complaints about incidences of failure to adhere to the areas of the *Declaration of Covenants, Conditions and Requirements for Lakeside Meadows* for which the ARC has responsibility. After discussion, Board members decided that a standard form will be useful for any such concerns/complaints made by homeowners regarding any part of the *Declaration*. Ruth was asked to develop a draft form for Board review. Scott suggested the form make clear that it is only for things covered in the *Declaration*. The form should also require the complainants name.

**5. Continuing Business**

- a. Homeowner's business – no further action was taken regarding the homeowner who has been conducting a business in his driveway. The homeowner has listed the house for sale.

**6. New Business**

- a. This item, President appointment, was moved to the top of the agenda.
- b. Outdoor sign purchase – Ruth described the outdoor sign she recommends the HOA purchase for use at the mailboxes to notify homeowners of upcoming events. She will store it at her home when it is not in use. Chrissy moved approval to purchase the approximately \$130 sign; Julia seconded. Approval was unanimous.

Scott reported the Administrative Costs budget line is spent. He made a motion to move \$150.00 from the Professional Fees line into Administrative Costs to cover the cost of the sign. Chrissy seconded. Approval of the motion was unanimous.

**c. Management Company**

Board members discussed requests by homeowners at the last HOA Members Meeting that we contract with an HOA management company. This possibility was discussed and discarded at the Board's April meeting because the HOA does not have the money to fund such a contract. Scott noted that the *Declaration* allows only a 10% annual increase of the \$300 annual homeowners assessment. The 10% limit lasts for five years. Ruth said it will require a *Declaration* amendment to increase that percentage enough to pay a management company. Chrissy said she believes using a management company will do away with the negative comments and, in one case, threats made to Board members. Scott and Ruth disagreed, noting that the Board is still responsible for decisions related to the *Declaration*. Board members agreed to get estimates for a contract with a management company that would last until the end of the fiscal year, December 31<sup>st</sup>. Julia will work on getting estimates.

**d. Streetlights** – Jay Coyle provided a written report

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Jay spoke with Duke Power about replacing the current style of streetlight that we have with a style that shines down instead of up and sideways. He requested permission to get the account number and name of the person listed on the account so he can get information on costs for this change, which he supports. Board members told him we have no funds for this cost but agreed to give him the information. Julia moved to approve giving him the information; Chrissy seconded the motion. The vote to approve the motion was unanimous.

**7. Comments from Guests**

- a. Doug reported that mowing of the common area behind his house was much better. He also said he has a problem with drainage in his backyard and will be working to direct rainwater out of his yard and into the common area. Doug also spoke to the Board about homeowner concerns expressed at the last HOA Members Meeting regarding changes to property before April 22, 2017. Homeowners were told the ARC and Board would not take any action at this time on changes made prior to that date. Some homeowners object to the "at this time" language. Ruth reported she spoke with her son, a Florida attorney with HOA experience who had suggested the "at this time" wording when it was initially used. He said if homeowners wanted a different solution to the problem the HOA could take one, such as informing everyone that changes made before April 22, 2017 will not be addressed by the Board or ARC. Julia will send a letter to homeowners explaining this change.
- b. Jay said drainage issues are very important and the HOA should be paying attention to all drainage problems, even those on homeowners' property for the good of all homeowners. He also suggested we should keep the Social Committee but fund its activities through asking people to pay to attend functions.

**8. Next meeting – October 23, 2017, location to be announced**

Meeting adjourned at 8:12 pm.

Minutes submitted by Ruth O'Donnell, Secretary