

**Lakeside Meadows Homeowners' Association, Inc.**  
**Board Meeting**  
**Sept. 14, 2017, 7:00pm**  
**63 Brown St., Weaverville NC**

**Board Members Present:**

Julia Book, President  
Scott Hughes, Treasurer  
Ruth O'Donnell, Secretary  
Kitty DiMaio  
Chrissy Morrissey, Director

**HOA Members Present:**

Gracemarie Cirino Warren  
Jay Coyle  
Verdine Reece

President Julia Book called the meeting to order at 7:02 pm.

1. Minutes of last board meeting – Scott Hughes moved approval of the minutes of the July 27, 2017 Special Meeting of the Board. Chrissy Morrissey seconded. Motion approved by unanimous vote.
2. Treasurer's Report  
Scott Hughes submitted a written report. Revenue remains the same as reported at the last meeting - \$12,751.64. Expenses total \$3,403.36 as of this date, leaving a cash balance of \$9,349.28.
  - a. Expenses in common areas – Ruth O'Donnell reported for Common Areas Committee Chair Nancy Detweiler who wants to schedule a community work day when Scott is available to haul mulch in his trailer. Board members agreed on Tuesday afternoon, September 19.
  - b. Possible funding of management company – Julia Book reported on three companies she contacted following discussion at the last Board meeting about Cedar Management Group. The first, Phoenix only does financial management. The second, Community Association Management sells a software program but provides no services. The third, IPM, wants between \$400 and \$700 a month. Cedar Management Group estimates a charge of \$250 a month. Chrissy Morrissey moved that we ask Cedar for a formal proposal and, when it is in hand, the Board meet to review and discuss the proposal. Ruth seconded. Motion unanimously approved.

- c. Budget adjustments – none at this time.

### 3. Committee Reports

- a. Common Areas – See work day info in 2a

- b. ARC

- i. Standards adoption – revised document presented by Kitty DiMaio, ARC Chair. Several revisions made. Chrissy Morrissey moved that Kitty make the revisions and send the document to Board members for an email vote. Kitty seconded the motion. Ruth O'Donnell moved amendment of the motion to accept the revisions made at this meeting and approve the ARC Guidelines. Chrissy and Kitty accepted the amendment. Amended motion unanimously approved.
  - ii. Compliance – no requests to report
  - iii. Communication to membership – no report or action

### 4. New Business

- a. Julia Book brought up the need to get a storm water drainage system inspection done. Following discussion, she agreed to call Town Hall and get information on when it must be done, who does it and the cost
- b. Jay Coyle presented information regarding replacing the current lights on the street light poles. He spoke with Duke Power engineer Lewis Arthur who informed him that lights that shine down onto the street can be installed for free, replacing the existing street lights which shine outward. Since the lights are leased, the HOA would pay an additional \$108 per year for this type of light. Scott Hughes asked Jay to provide a formal statement from Duke Power with this information. The Board thanked Jay for his work on this project.

### 5. Next regular meeting: October 23, 2017, 7:00 pm. Location will be announced

Meeting adjourned at

Minutes submitted by Ruth O'Donnell, Secretary