

Lakeside Meadows Homeowners Association, Inc.  
Annual Meeting  
January 13, 2018  
2:00 PM, Weaverville Library Meeting Room

## MINUTES

Homeowners attending: 22

Properties represented: 13

Board members attending: Julia Book, Kitty DiMaio, Ruth O'Donnell

The meeting was called to order at 2:00 pm by President Julia Book.

A. Agenda Overview – Julia Book

Julia asked if anyone had additions to the agenda. There were none.

B. Outgoing Board members recognition – Julia Book

Julia thanked Kitty DiMaio for her work as a director of the Association and Ruth O'Donnell for being the first Association president, a director and secretary. Their terms of office as directors end at this meeting.

Julia noted that Kitty resigned as Architectural Review Committee (ARC) chairperson. She asked that anyone interested in this volunteer position contact her.

C. Review of budget expense

a. 2017 budget year: April through December – Julia Book in the absence of Treasurer Scott Hughes

Scott prepared a written annual Cash Flows report from April, when the homeowners took over responsibility for the HOA, through December 31, 2017 which was handed out to homeowners present. It will be available on the HOA website, [www.lakesidemadowsha.org](http://www.lakesidemadowsha.org).

The report indicates a total cash balance of \$7,968.87. Total revenue for 2017, including the 2016 homeowner assessment collected by the developer (\$5,251.64) was \$12,751.64. Total expenses were \$4,782.67 which was \$2,676.33 less than budgeted.

b. Review of proposed 2018 budget – Julia Book

Julia made the following points which were provided by Scott:

- The amounts in most budget categories have not changed from the 2017 amounts
- A significant amount of cash in reserve is necessary to protect homeowners from paying unexpected special assessments due to problems that may arise. That is the reason for the ten percent increase in the annual assessment – from \$300 to \$330.

Lakeside Meadows Homeowners Association, Inc.

Annual Meeting

January 13, 2018

2:00 PM, Weaverville Library Meeting Room

Jay Coyle moved ratification of the proposed 2018 budget; motion seconded by Marc Suben. Discussion of the motion: Jay stated that he prefers paying special assessments to cover unbudgeted costs rather than having his annual assessment raised each year. The 2018 proposed budget was ratified by oral vote with no objections.

c. Move to calendar year basis – Julia Book

Julia noted that the Association's year was changed at the December Board meeting to a calendar year (January 1 through December 31) to align it with our financial year. This was a change to HOA Bylaws, Article III, Section 5 Annual Meeting.

D. Committee reports

a. Common Areas – Nancy Detweiler

Nancy provided a written report of 2017 actual expenses and proposed 2018 expenses which will be available on the HOA website. She noted that, for 2018:

- The cost of mowing of common areas increases slightly
- Several items on the list of expenses are related to improvements to the hillside on the right of the Brown St. entrance, past the mailboxes. Her committee will be planting Leland Cypress trees between the existing decorative pear saplings. As these plants grow, and they grow quickly, they will, with the pear trees, create a screen in front of this unkempt and overgrown hillside. Her report was followed by a suggestion from Peter Stanz to use ground cover plants instead of mulch on the hillside. Nancy said it is difficult to do that because no water is available. Water will be hand carried to the new Leland's when they are planted, just as it has been to the plants by our stone sign.

Julia suggested that people who have ideas about landscaping the common areas join the committee, which consists of two people at this point.

b. Architectural Review Committee – Kitty DiMaio

Kitty provided a verbal report analyzing the requests made to this committee. Most requests were about fencing, but there were three other types of requests, as well. She thanked the members of the ARC for their work and introduced two new committee members, Nancy Detweiler and Verdine Reece. Kitty also briefly discussed the finalized ARC Guidelines published to homeowners last fall.

E. New Business

a. Lights – Jay Coyle

Jay reported that the new type of street light is now installed on our four light poles. These lights can be adjusted to control the amount of light.

b. Neighborhood watch – Gracemarie Warren

Lakeside Meadows Homeowners Association, Inc.

Annual Meeting

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2:00 PM, Weaverville Library Meeting Room

Gracemarie introduced the possibility of our neighborhood becoming a Neighborhood Watch Community. An officer from the Weaverville Police Department was scheduled to speak to us about this today but he was unable to come due to illness. Gracemarie will ask him to come to a Board meeting to talk to us about this program at a later date.

Apparently, this is an easy process and in many ways we are doing the watching already without the official designation. If this is approved by the Board we will get signs on the street. Gracemarie and Jerry Warren reported on two incidents that inspired her to initiate her inquiry into this program.

F. President Julia Book adjourned the meeting at 2:37 pm.

G. Election of two Board members was held following adjournment.

Julia reported there are two nominees for the two vacant positions: Jay Coyle and Verdine Reece. She asked for nominations from the floor. There were none. Walter Forehand moved election of the two candidates by affirmation; seconded by Bob Fisher. Approved by voice vote with no objections.

Minutes taken by Ruth O'Donnell, Secretary