

**Lakeside Meadows Homeowners' Association, Inc.**  
**Board of Directors Meeting**  
**March 13, 2018, 7:00pm**  
**Home of Julia Book, 63 Brown St., Weaverville NC**

**MINUTES**

Board members present:

Julia Book, President

Jay Coyle, Director

Scott Hughes, Treasurer

Chrissy Morrissey, Director

Verdine Spicer Reece, Director

Officer present:

Ruth O'Donnell, Secretary

Guests:

Donovan Reece

Gracemarie Warren

Call to order and introductions. The meeting came to order at 7:00 pm. President Julia Book welcomed the guests.

Julia asked for additions to the agenda. Gracemarie Warren had additions under New Business.

1. Election of officers for 2018

Jay moved that the HOA continue with the same officers – Julia Book, President; Scott Hughes, Treasurer; Ruth O'Donnell, Secretary. Verdine Reese seconded the motion. These individuals agreed to continue. Motion approved unanimously.

2. Treasurer's Report

Scott provided a written report. The status of homeowner dues collection was discussed. Two homeowners have not yet paid. Expenses to March 12<sup>th</sup> are \$820.63. Our current cash balance is \$13,418.34.

3. Committee Reports

a. ARC – Julia said the Board needs to appoint an ARC chairperson. She will be asking homeowners to volunteer.

b. Common Areas – Ruth reported for Nancy Detweiler who could not attend.

i. New tree plantings - Ruth said Nancy sent an email to lot owners whose property will be affected by the evergreen tree planting planned for this year, asking for permission to do the planting. One homeowner wrote back expressing concern about who would be liable for any damages caused by

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the tree and who will maintain the trees. Research by the Committee revealed that there is a landscaping easement on all but one of the lots that will be affected, and that the *Declaration* document (Article VIII, Sections 2 and 3 Easement for Landscaping) says the HOA can plant in that easement. Chrissy Morrissey moved that the Board affirm that the HOA is responsible for maintenance and liability for plantings in the landscape easements. Julia seconded the motion. During discussion, Ruth reported that the type of evergreen that will be used has changed because the planned Leyland Cypress trees are experiencing a blight in this area and plant nursery experts counsel use of some type of Arborvitae instead. She also said the Reese's, who own one of the lots where the Committee intends to put trees, do not have a landscape easement. Permission from them will be needed to place trees on their property. The motion was approved unanimously. Julia asked that the Committee provide the Board with an estimate of costs for the trees and planting them before any purchases are made.

Ruth also reported on the Committee's efforts to get a water source to the sign area and where the trees will be planted. The Warrens have generously agreed to allow the HOA to use their water and to be reimbursed as indicated by increases in their water bill. Jay said he can donate some heavy-duty hoses which will save quite a bit of money. Thank you, Jay and the Warrens. There's some great community spirit going on with this project.

**4. New Business**

- a. Jay reported that the new street light in front of the Stanz's home shines directly into their living room. He asked that Julia email all homeowners asking if anyone else has concerns before he calls the electric company and asks them to make adjustments.
- b. Gracemarie had several items.
  - i. Neighborhood Watch – She asked if we want her to schedule a member of the Weaverville Police Department to speak at a Board meeting about establishing a Neighborhood Watch? She was asked to schedule for one of our quarterly meetings.
  - ii. Gracemarie posts on the HOA website any new information, agendas, minutes, etc. She asked if the Board wants her to email everyone with a link to newly posted items. Board members agreed and thanked her for her work.
  - iii. Social Committee – Gracemarie asked if we can we start a Social Committee again that would not use any HOA funds. Julia said it can be an *ad hoc* committee. Jay suggested the committee could fundraise to help cover costs. Gracemarie said she will be on the committee and asked Julia to add it to her email to homeowners about volunteering.

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5. Meeting dates, places

Julia suggested, and Board members agreed to the following:

- a. Quarterly Board meetings for the rest of 2018: May 15, Aug 14, Nov 13. These dates are all on the 2<sup>nd</sup> Tuesday of the month.
- b. 2019 Annual Meeting: January 12, 2019

The meeting adjourned at 7:49 pm.

Minutes submitted by Ruth O'Donnell, Secretary