

Lakeside Meadows Homeowners' Association, Inc.

Board Meeting

June 5, 2018 rescheduled from May 15, 2018

Home of Julia Book, 63 Brown St., Weaverville, NC

MINUTES

Board Members Present

Julia Book, President

Jay Coyle, Director

Scott Hughes, Treasurer

Verdine Reece, Director

Board Members Absent

Chrissy Morrissey, Director

Other Officers Present

Ruth O'Donnell, Secretary

Guests: Gracemarie Cirino, Doug Geister, Jerry Warren

The meeting was called to order at 7:09 pm.

1. Change to agenda: Julia Book requested that part of the ARC report be moved to New Business.
2. Minutes of last meeting – Scott moved approval of the minutes; Jay seconded. No discussion. Motion unanimously passed.
3. Treasurer's Quarterly Report – Scott presented a written report. All homeowner HOA dues have been collected for 2018. Revenue for 2018 to date is \$8,250. Expenses to date are \$1672.25. Our cash balance \$14,546.72.

Julia asked if the streetlights bill is the same as before the light fixtures were changed. Scott said the bill is slightly lower than before the new lights were installed. There was a brief discussion about why we pay for the streetlights.

Doug asked for an explanation of the budget line for storm drain inspection. Scott responded and said we don't know at this time how frequently we have to inspect. The County told Scott it's typically every three years and costs around \$500 so, for now, that is what we have in the budget.

4. Committee Quarterly Reports

- a. Common Areas Committee - Ruth reported for Nancy Detweiler. Expenses to date for 2018 are \$2,125.73, which includes the full amount of the mowing contract, cost of Leyland Cypress trees, hoses for watering the new Leylands, and weed spray. \$875 remains in the Committee's budget. It will be spent for reimbursing Gerry Warren and Gracemarie Cirino for use of their water, mulching the three trees on the slope next to the Reece's property (#60) that is part of the common area, and continuing beautification of the entrance area. A work day is scheduled for 9:30 am on June 16 to cut down some of the small pines next to the mailboxes and weed in the entrance area. If anyone can lend a chainsaw that will be appreciated.

Otherwise, we will have to rent one or more to cut down and cut up the trees. The Committee has been discussing what to do about the weedy area between the street and the sign area and is considering putting down crushed rock or small stones there rather than trying to grow grass.

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Julia asked that the Committee present a plan to the Board that details what it wants to do with the remainder of this years Common Areas budget and what that will cost.

Gracemarie reported that her calculations indicate HOA use of their water has cost \$10 so far this year. She will wait until the end of the summer to give the Board a final cost for this year.

- b. ARC Committee – Verdine reported that Fisher's (#56) submitted a request for temporary fencing of part of their yard for their small dog which was approved by the Committee.

5. New Business

- a. Jay suggested the HOA ask homeowners to paint the sewer access pipes in their front yards, using a flat, dark green spray paint. If the HOA did the painting, we would have to get everyone's permission. He thinks asking homeowners to do it themselves is best. Jay volunteered to paint for people who want it but don't want to do it themselves. The Board agreed to make this suggestion to homeowners.
- b. Julia expressed concern that the ARC is not taken seriously by homeowners and she would like to change that. She sees the condition of the neighborhood changing and has concerns. Gerry warned the Board that it should be very careful of what it requires because expensive law suits could ensue. Scott talked about defining what constitutes landscaping and what constitutes a structure as a clarification for the ARC Guidelines.

Jay expressed concern about changes to a neighborhood backyard which appear to be increasing water flow to other properties when it rains. Other yard drainage issues and problems were described by those present. Scott suggested the HOA contract with a civil engineer to evaluate drainage in the neighborhood and report to the Board. Verdine said others are trying to resolve drainage problems resulting from the problems left by the builder. Scott mentioned the roof-drain pop-up system as a problem. A suggestion was made to have a civil engineer look at drainage in general, including the roof-drain pop-up systems.

Motion: Scott moved the HOA contract with a civil engineer to assess drainage in the neighborhood.

Discussion: Scott knows a firm we could use. Julia said we will have to notify homeowners this is going to be done. Scott also said we need to remind homeowners we have an ARC and an approval process, and they should avail themselves of it in order to protect their property and their neighbors' property from problems.

Vote: Unanimously approved

Adjournment: Julia adjourned the meeting at 8:12.