

Lakeside Meadows Homeowners Association
October 22, 2019 Board Meeting Minutes
71 Brown St., Weaverville, NC

Board members present:

Gracemarie Cirino, Board Member
Alan Steinberg, Board Member & Vice President
Verdine Reese, Board Member & ARC Chair
Scott Hughes, Board Member & Treasurer
Jean Keen, Board Member & President
Ruth O'Donnell, Secretary
Nancy Detweiler, Common Areas Chair

Guests: None

Meeting called to order by President Jean Keen at 7:05 pm. No guests were present.

1. Jean moved approval of the August 26, 2019 Board meeting minutes. Seconded by Gracemarie Cirino; unanimously approved.
2. Treasure's report
Scott presented a cash flow report: the current cash balance is \$14,052.96. Total expenditures to date are \$4,926.91 and income is \$7,920.00.

Potential costs if the HOA has to clean out the stormwater retention system were discussed. drains. Scott spoke to two companies that do this. When we want it done they will come out and give us a proposal. Scott said it will be prudent to clean this out before it gets clogged rather than before. Alan and Scott expressed an interest in getting estimates before the end of this calendar year. Board members agreed. Scott will give the information on the companies he spoke with to Jean. Scott said the decision to do it or not will impact the 2020 budget.

4. Committee Reports
 - a. Common Areas – Nancy Detweiler reported on estimates she received for mowing and labor for next year. She thinks it is best to stay with the mowing company we are using. However, our labor costs will probably go up because the person we have been using is moving away. She will be looking for a replacement. Several people were suggested by Board members. She also discussed some improvements to the left side of the entrance, using plants taken from the existing entry garden, that could be made in 2020.
 - b. ARC – Verdine Spicer reported on a request on June 19 from Randi Nadeau, 65 Brown St., for a deck and side panels outside the deck. The original request for a concrete patio was changed to requesting a composite deck in September. Requests were received to approve installation of solar panels on the back side of the roofs at 54 and 64 Brown St. from Gracemarie Cirino and Skip Paschall. All these requests were approved. The deck and side panels are installed. Verdine reported her neighbor has installed motion-sensor lights on his

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roof because he is concerned about bears, but the lights are very bright and light up her whole back yard and driveway. Alan suggested she ask him to aim the sensors and lights more narrowly to remedy this problem.

Jean said Michael & Jodi Sherwood are selling 51 Brown St. and that he has contacted her with several questions. She asked the Board's advice on whether a person could have a pottery kiln in the garage. The Board agreed that would be OK as long as it wasn't a business.

Alan raised a question about whether solar panels on the street side of a roof would be approved. Board members agreed that at some point we may want to establish a policy.

5. Old Business

- a. Inspection of Drainage System – see Treasurer's Report

6. New Business

- a. 2020 Budget – Scott presented a proposed 2020 Budget which was reviewed and discussed. The budget indicates no increase in HOA dues. It will be sent to HOA members thirty days before the Annual Meeting on January 11, 2020. Scott moved approval, Jean seconded, unanimously approved.

- b. Common Areas budget – Nancy Detweiler presented a summary of 2019 expenditures during her Committee report. Board members discussed her suggestions for 2020 during that presentation as well as the budget line for Common Areas presented by Scott.

- c. 2020 Nominations for Officers and Board Members – The Board terms of Gracemarie and Verdine end at the start of the new year. Gracemarie will send out a call for nominations for their Director positions when she sends out the minutes of this meeting. Both said they are willing to serve another term. Ruth announced she will not be the Secretary in 2020, stating that she feels it is time for someone else to do it since she has been involved with the Board for three years. She is currently not a Board member but is an Officer. She also said she will not be here for the Annual Meeting so can't take the minutes.

7. Next Meeting will be the Annual Meeting on, January 11, 2020

8. Input from homeowners in attendance - none