

Lakeside Meadows Homeowners Association  
April 27, 2021 Board Meeting Minutes  
Conducted on Zoom

**Board members attending:** Yuki Namba, Verdine Spicer, Barbara Heller, Barbara Wurster, Walter Forehand (Treasurer), and Gracemarie Cirino (Secretary, non-voting.)  
**Guests attending:** Karen & Rich Southard, Geneva Neeriemer, Irma Navarro

The meeting was called to order by President Yuki Namba at 7:02 pm.

**Financial Report – Reported by Walter Forehand**

Walter presented the high notes of the financial report. (The complete financial report is attached at the end of these minutes.) Three items deserve highlighting because of the amounts expended:

- \$1200 for the drain inspection and \$550 for insurance  
Both the inspection and insurance are under budget because we budgeted allowing for possible increases, which did not happen. With the "over budget" for inspection and insurance, we will have gotten back to within annual revenue costs.
- The two mulching payments, one for labor and the other for the cost of the mulch.  
The mulching and "Hunicutt" labor expenses are ordinary "spring" expenses. Nancy is getting regular invoices from TruGreen after each treatment to make regular payments instead of the typical single lump sum payment.

Remember that the budget was slightly over revenue to account for possible increases -in fact, the expense for lights, which is on direct withdrawal, is also slightly under last year's monthly charge.

**Landscape Report – Reported by Walter Forehand**

The two mulching payments, one for labor and the other for the cost of the mulch, are for mulching work at the Merrimon entrance.

Nancy continues to care for the landscaping at our entrance herself. Nancy deserves a great deal of credit for all the work she does on behalf of this community keeping our landscaping at the front entrance in beautiful condition. Thank you so much, Nancy!

**ARC Report – Reported by Verdine (Don) Spicer**

There were no requests for the ARC to approve this past quarter. Don interjected that he and Spicy appreciate all the community good wishes for Verdine when she was ill. She is recovering well.

## **Stormwater System Inspection update**

CDC performed initial inspection in 2018. In Aug 2021 there will be another inspection which we have already paid for (\$1200) Since our system is so young, they don't foresee that we will have any problems but they gave estimated costs as follows:

- High pressure water system necessary if systems need cleaning or additional problems are found (\$1500-\$2500)
- Minor repairs, if necessary (\$1000 and 5000). Older systems would cost more but our system is so new that is not expected to be the case
- Serious repairs (i.e. digging to removing and replacing damaged pipes) would cost significantly more, but an estimate could not be provided by CDC without an inspection.

Worst case scenario Stormwater System cleaning and minor repairs would cost \$7500. Although we don't expect that scenario, the cash on hand would cover that expense. Yuki noted that debris can get into water system from bears messing with our garbage so neighbors continue to be advised to put trash out close to pick up time in the morning. Preventing stormwater system debris reduces future cleaning costs and damage.

## **New Business**

TOPIC: House Numbers are not visible for emergency vehicles, especially at night.

Some of the discussion is stated below:

- Stenciled numbers in incandescent paint on front of each curb was suggested so that houses could be found more easily at night. Permission of each homeowner would be necessary.
- It was noted that curbs belong to the county so they would have to be consulted.
- It seems that EMS should be taking responsibility for not finding a house. They should be studying many new communities that are arising and be familiar with the house numbering in that area.
- Should HOA even handle this, or should individual homeowners be responsible for the visibility of their own house number?

A committee was formed to research this topic further: Barbara Wurster and Verdine Spicer volunteered.

## **Adjournment**

Yuki indicated that business was completed.

Walter motioned and Barbara Heller seconded to close the meeting. The motion was approved by all and the meeting was adjourned at 7:40 pm.

## Financial Report for Lakeside Meadows Homeowners Association

### Cash flows

Jan 1, 2021 through Apr 27, 2021

	Actual	Budget	Variance
<b>Revenues:</b>			
Balance forward		17,437.85	
2021 Assessments		8,250.00	
Total revenues		8,250.00	
<b>Expenses:</b>			
Administration	75.00	66.00	9.00
Insurance	600.00	550.00	50.00
Common Area	4,750.00	2,117.76	2,632.24
Professional fees	-	-	-
Streetlights	1,500.00	375.76	1,124.24
Storm Drain Inspection	1,500.00	1,200.00	300.00
Reserve	-	-	-
Total expenditures	8,425.00	4,309.52	4,115.48
Net income current year		3,940.48	
<b>Cash balance</b>		<b>21,378.33</b>	