

Lakeside Meadows Homeowners Association

June 22, 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 - None

The meeting was called to order by President Yuki Namba at 7:04 pm.

Approval of the April Board Meeting Minutes 04/27/2021

Yuki called for the approval of the April meeting minutes. Walter motioned that the minutes be approved, seconded by Barbara W. and unanimously approved.

Landscape Report – Reported by Nancy Detweiler

Nancy is resigning from the committee and some names were suggested. Barbara W. suggested that we open the position to the entire community to see if there are any volunteers as we want to encourage people to be part of the Board and its activities.

Nancy will put together a summary of the responsibilities of the Landscaping Committee for volunteers to read. Currently all landscaping work is outsourced to: Aaron Crawford for mowing, TruGreen for aeration & seeding of grass, and Honeycutt for weeding and trimming.

ARC Report – Reported by Verdine Spicer

The only request the ARC received this past quarter was from our new neighbors who inquired whether they needed ARC approval for completing an unfinished room in their new home. They don't. It was suggested that perhaps the social committee could include a summary of the ARC guidelines in the introductory material given to new residents, although it currently also exists on the HOA website.

Financial Report – Reported by Walter Forehand

We currently remain under budget. Larger (and expected) expenditures for drain inspection, insurance, and considerable mulching at the Merrimon entrance are now paid so that recurring expenses for common area upkeep and streetlights should be all that is necessary for the rest of the year. The complete financial report is attached to these minutes.

House Number Visibility follow-up

Barbara W spoke with the Assistant Chief of the Weaverville Fire Department (Kyle Davis) on May 5. He indicated that the Town of Weaverville would probably not permit fluorescent paint on the curbs. He did make a few suggestions about the house numbers to better identify them:

- Numbers should be 4-5 inches tall.
- They should be placed on the outermost section of house.
- They should be a contrasting color from the background.

He also noted that since 9/11 all new housing developments are required to have a regular pattern of numbering, (odd numbers on one side and even on the other) so our development is numbered according to these guidelines.

New Business

Just an FYI from Yuki that Civil Design Concepts will be inspecting our stormwater system before the end of August. Yuki will inform the community when that will be happening so that we will not question a stranger walking around in the common areas.

Adjournment

Yuki indicated that business was completed. Walter motioned and Barbara W. seconded to close the meeting. The motion was approved by all, and the meeting was adjourned 7:34 pm.

Lakeside Meadows HOA Treasurer's Report June 22, 2021

Lakeside Meadows Homeowners Association

Cash flows

Jan.1n 2021 through June 19, 2021

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Balance forward		17,437.85	
2021 Assessments		8,250.00	
		<u>8,250.00</u>	
Total revenues		<u>8,250.00</u>	
Expenses:			
Administration	75.00	66.00	9.00
Insurance	600.00	550.00	50.00
Common Area	4,750.00	2,547.76	2,202.24
Professional fees	-	-	-
Street Lights	1,500.00	563.02	936.98
Storm Drain Inspection	1,500.00	1,200.00	300.00
Reserve	-	-	-
		<u>-</u>	<u>-</u>
Total expenditures	<u>8,425.00</u>	<u>4,926.78</u>	<u>3,498.22</u>
Net income current year		<u>3,323.22</u>	
Cash balance		<u>20,761.07</u>	

Lakeside Meadows Homeowners Association
(recorded as entered in bank)

Date	#	Description	T/A	Balance	Deposit	Admin	Insurance	Common Area	Professional	Inspection	Street Lights
		Balance forward	17,437.85	17,437.85	-	-	-	-	-	-	-
				17,437.85			-	-	-	-	-
5-Jan	draft	Progress Enery	(94.90)	17,342.95			-	-	-	-	94.90
15-Jan	deposit	Annual Assessments	2,310.00	19,652.95	2,310.00		-	-	-	-	
25-Jan	deposit	Annual Assessments	3,300.00	22,952.95	3,300.00		-	-	-	-	
1-Feb	deposit	Annual Assessments	1,980.00	24,932.95	1,980.00		-	-	-	-	
8-Feb	draft	Progress Enery	(93.60)	24,839.35					-	-	93.60
2-Feb	deposit	Annual Assessments	330.00	25,169.35	330.00		-	-	-	-	
5-Feb	1066	Chil Design Concepts	(1,200.00)	23,969.35			-	-	-	1,200.00	
10-Mar	1069	Monte Hunnicutt	(120.00)	23,849.35			-	120.00	-	-	
15-Mar	1067	TruGreen	(70.81)	23,778.54			-	70.81	-	-	
17-Mar	1068	Monte Hunnicutt	(120.00)	23,658.54			-	120.00	-	-	
23-Mar	1070	G. Cirino (reimbursement)	(66.00)	23,592.54		66.00			-	-	
24-Mar	1071	Monte Hunnicutt	(80.00)	23,512.54			-	80.00	-	-	
26-Mar	deposit	Annual Assessments	330.00	23,842.54	330.00						
31-Mar	draft	Progress Enery	(187.26)	23,655.28							187.26
9-Apr	1074	L. Chandler (mulching)	(800.00)	22,855.28				800.00			
12-Apr	1072	Nationwide Ins.	(550.00)	22,305.28			550.00				
19-Apr	1073	Asheville Mulch	(853.95)	21,451.33				853.95			
20-Apr	1075	TruGreen	(73.00)	21,378.33				73.00			
29-Apr	draft	Progress Enery	(93.63)	21,284.70							93.63
10-May	1076	Crawford Lawn Care	(170.00)	21,114.70				170.00			
25-May	draft	Progress Enery	(93.63)	21,021.07							93.63
7-Jun	1076	Crawford Lawn Care	(260.00)	20,761.07				260.00			

20-Apr

Totals	(8,250.00)	66.00	550.00	2,547.76	-	1,200.00	563.02	-	(3,323.22)
BUDGET		75.00	600.00	4,750.00		1,500.00	1,500.00		8,425.00
(OVER)/Unexpended		9.00	50.00	2,202.24		300.00	936.98		