

Lakeside Meadows Homeowners Association
November 3, 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: Geneva Neeriemer, Martha Hayes, Ali & Jeff Winston

The meeting was called to order by the president, Yuki Namba at 7:02 pm.

1. Approval of the Board Meeting Minutes of 06/22/2021

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

2. Landscape Discussion – Reported by Yuki Namba

No one has yet volunteered for the Landscaping Committee. Yuki opened the discussion asking for ideas which would help meet our landscaping needs. The board has continued to use the same 4 contractors for various landscaping tasks. Another option is to hire one contractor to meet all the landscaping needs of the common spaces. Initial research showed that option is very expensive and contractors willing care for such a small space are few.

Decisions were made regarding the current 4 contractors:

- TruGreen provides fertilizing, seeding, aeration, weed prevention. After discussing TruGreen's price and lack of effective performance, Barbara H made a motion not to renew the contract for TruGreen which comes due on December 1, 2021. Walter seconded the motion. The board will take another look at the condition of common space next year and determine if those services made a difference.
- The mowing contractor will continue his work. We have no contract with him.
- The board will take another look at the contractor who is weeding and trimming. Some members think that too much trimming is taking place. Walter volunteered to contact him.
- Mulching will not be necessary until next year and decisions regarding that contractor will be made then.

3. ARC Discussion – Reported by Verdine Spicer

The ARC approved one requests this past quarter. House # 67 is adding a deck to back of the house. All ARC requirements were met and the requested was approved on 9/15/2021. Work has already begun.

4. Financial Report – Reported and written by Walter Forehand

"The accompanying ledger statement provides the necessary information for this brief report. We are on target to be under budget in every item except Admin. A brief explanation: Gracemarie has been paying personally for the association's website (currently \$66.00 a year) and has been reimbursed. A small expense of \$21.38 was needed for storage containers (bought by Yuki) to hold items, principally hoses, that were bought when we were putting in plants at the Merrimon entrance and kept by Nancy Detweiler in her garage until she moved. We are also paying \$14.99 to have extra time on Zoom for this meeting, since several members have indicated that they may attend and "Zoom free" only allows 40 minutes. We have budgeted only \$75.00 for Admin., which proved to be a few dollars short, a minor consideration given our other budget items. Next year I expect that we will propose a bit more in the Admin. budget, though we are essentially talking about petty cash in the overall budget.

Our extra expense in 2021 for triennial drain inspection was cautious and left us \$300.00 under budget. As Yuki has reported, the inspection was satisfactory so that barring something unexpected we will not need to budget for this item in 2022.

Otherwise, the "hay is in the barn," or almost. Frankly, I am not sure whether there will be another common area expense for the rest of the year, but if so, the mowing bill will be well covered. There will be the monthly street light expenses, but that is likewise well covered. All in all, we can expect a decent surplus going into 2022 and will maintain a solid bank balance, which may be thought of as a de facto reserve.

The Board will propose a budget to the members before the January annual meeting. That budget will, I expect, look rather like the 2021 budget, less the \$1,500.00 for inspection and plus modest increase in Admin."

The complete financial report and ledger is included at the end of these minutes.

5. Storm Water Inspection.

Our storm water system passed inspection in August. The report and certification have been posted online under the category of Governance. Barbara H recommended adding a budget item for future cleaning and repairs. CDC provided worst-case scenario estimates. Major debris build up requiring a vac truck and hi-pressure water jet would cost \$2,500.00. Repairing grout work where pipes enter structures or fixing cracks in the structures, would be in the range of \$1,000.00 to \$5,000.00. Serious issues (e.g. one of the pipes collapsed and needs to be torn out and replaced) are difficult to estimate but are typically seen only on 20+ year old systems. Walter will add the worst-case scenario maintenance cost to the HOA ledger.

6. Social Committee

- ARC guidelines and approval form have been put into the welcome package and were given to the two new neighbors who moved in this past quarter: #59 & #67.
- Summary of HOA activities: Neighbors have been meeting at the top of the hill all summer. It has been noted that unless a member of the committee is present, people do not attend. The hope was that it would be a regular Friday night event regardless of who attended. People who did attend seemed to enjoy the gatherings.
- Candidates running for office made a request to stop by and get to know people at our gatherings. After polling the community, the committee decided it was best to keep the meetings just neighbor to neighbor and not start a precedent of political involvement, so the request was denied.
- We don't have plans yet for the holiday celebrations. The committee welcomes any ideas for a safe and community wide celebration.

7. Bird Feeders discussion.

Bird feeders (including hummingbird feeders), and improperly disposed of trash, are posing risks to the community by attracting bears. It was suggested that Yuki, in the name of the HOA, contact neighbors citing the level of concern and fear circulating through the community regarding the presence of the bears. This may encourage homeowners to remove their bird feeders and discard of trash in a proper and timely manner.

8. New Business

- There is a request from a homeowner that the board look at the covenants regarding large vehicles parked in the community for more than 3 days at a time. Yuki will research that covenant and the current conditions.
- There are 3 board positions (Walter, Verdine, Yuki) open for 2022. All three members are willing to run again but the board would like to encourage other members of the community to take an active role on the board for a 2-year term. Anyone who may be interested should contact Yuki.
- Election of new members will be conducted on January 8 at the annual meeting. It was suggested that perhaps this meeting could take place at the new community center instead of the library. Barbara H will obtain the fee schedule for the rooms there.

9. Adjournment

Yuki indicated that business was completed.

Walter motioned and Verdine seconded to close the meeting. The motion was approved by all, and the meeting was adjourned at 8:17 pm.

Lakeside Meadows Homeowners Association

Cash flows

Jan. 1 through Oct 22, 2021

	Budget	Actual	Variance
Revenues:			
Balance forward		17,437.85	
2021 Assessments		8,250.00	
Total revenues		8,250.00	
Expenses:			
Administration	75.00	87.38	12.38
Insurance	600.00	550.00	50.00
Common Area	4,750.00	4,003.76	746.24
Professional fees	-	-	-
Street Lights	1,500.00	810.30	689.70
Storm Drain Inspection Reserve	1,500.00	1,200.00	300.00
Total expenditures	8,425.00	6,651.44	1,773.56
Net income current year		1,598.56	
Cash balance		18,941.89	

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	Civil 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	1077	Crawford Lawn Care	(260.00)	20,761.07				260.00			
2-Jul	1078	Crawford Lawn Care	(260.00)	20,501.07				260.00			
7-Jul	draft	Duke Energy	(152.76)	20,348.31							152.76
27-Aug	draft	Duke Energy	(94.52)	20,253.79							
8-Aug	1079	TruGreen	(73.00)	20,180.79				73.00			
8-Aug	1080	Crawford Lawn Care	(350.00)	19,830.79				350.00			
9-Sep	1081	Crawford Lawn Care	(260.00)	19,570.79				260.00			
16-Sep	1082	Yuki Nambi	(21.38)	19,549.41		21.38					
22-Sep	1083	TruGreen	(73.00)	19,476.41				73.00			
29-Sep	1084	Monte Hunnicutt	(260.00)	19,216.41				260.00			
12-Oct	1085	Crawford Lawn Care	(180.00)	19,036.41				180.00			
13-Oct	draft	Progress Enery	(94.52)	18,941.89							94.52

Totals	(8,250.00)	87.38	550.00	4,003.76	-	1,200.00	810.30	-	(1,598.56)
BUDGET		75.00	600.00	4,750.00		1,500.00	1,500.00		8,425.00
(OVER)/Unexpended		(12.38)	50.00	746.24		300.00	689.70		