

Lakeside Meadows Homeowners Association
July 26, 2022 Meeting Minutes
Conducted on Zoom

Board members attending: Bob Coleman (President), Verdine Spicer, Barbara Wurster, Rachel White, Walter Forehand (Treasurer- non-voting), Gracemarie Cirino (Secretary – non-voting). Not attending: Barbara Heller

Call to Order:

The meeting was called to order by President Bob Coleman at 7:00.

Approval of meeting minutes of 4/26/2022: Rachel motioned to accept the minutes, Barbara W seconded, all approved.

Old Business presented by Bob Coleman

- Update on Town of Weaverville plans for development adjacent to LMHOA.
Discussion ensued that Barbara H and Doug Keen know the most about this issue. Neither is at this meeting. Bob will contact Doug & Barbara H and ask if they would put together whatever they know regarding this issue. Bump-outs and/or a bike lane are possibilities under discussion for Brown Street.
- Update on bottom of hill berm next to #71
There is no plan in place for taking care of that berm. John & Grace Price are caring for it presently but cannot continue to do so. Since it is really part of the HOA common property, the HOA needs to add this to the Landscaping Committee responsibilities. Currently Aaron is controlling the growth by weed whacking once a month for \$30. Barbara W motioned that this be the plan for this area for the near future. Rachel seconded, and all approved.
- Update on Verdine's request to consider more trees along lower Brown Street.
After discussion, it was determined that the row of trees along the bottom roadway beginning at the mailboxes be extended to the corner of Verdine's property. A few estimates will be obtained as soon as possible. (Don & Verdine will get one estimate from Tony Moss, Barbara will ask Sonny Hill for an estimate, a third estimate may also be obtained) The Landscape Committee will oversee the project of getting the estimates, and eventually having the trees planted hopefully in the fall. The bids for the trees will be discussed and approved in a special meeting of the BOD prior to moving forward.

ARC report presented by Verdine Spicer

There have been no ARC requests during this past quarter.

Financial report presented by Walter Forehand

"I have attached the financial summary and ledger for anyone's review*. We are on target. The landscaping committee has done some work around the Merrimon entrance, and this year has had the berm along 71 weed wacked. The reimbursements listed are for the expenses of the Merrimon work. The extra service accounts are for the larger Crawford Law Care bill. Remember in reviewing the accounts that we continue to 'scratch pad' a \$10,000 reserve."

*Financial report is on the last page of these minutes

Social Committee Report presented by Gracemarie Cirino

The community has resumed our gatherings at the top of hill each Sunday evening at 5:30. It seems to be well attended and enjoyed by all.

Gracemarie asked that people start thinking about the holiday celebration that takes place sometime between Thanksgiving and New Year's. She was asked to describe the two events we have taken part in up to now.

- Progressive dinner: is a dinner party with successive courses (appetizer, entrée, dessert) prepared by attendees and eaten at the residences of 3 different volunteer hosts from the community. Before Covid, this event was held on the second Saturday in December.
- In 2020 and 2021, we sponsored a Holiday Surprise event. Those interested picked a date in December to leave a surprise gift at the door of each participant.

The committee is open to either of these or any other event that the community wishes to suggest for the 2022 season.

New Business

Disposition of hoses and plastic bin

The plastic bin and the hoses it contains (2-50 ft hoses and 1-25 ft hose) are currently in Bob Coleman's possession. Both hoses are in good condition with no leaks. The HOA is looking for a place to store them in case they may be needed in the future. Walter volunteered to store them for the HOA.

Additional Remarks

It was noted that "Curb your dog" signs had been posted and the town will be placing a trash can near those signs at the bottom of the hill sometime within the next month.

Adjournment

Bob indicated that business was completed. Meeting was adjourned at 7:35 PM.

LAKESIDE MEADOWS HOMEOWNERS ASSOCIATION, INC.									
CASH FLOWS									
Jan. 1 through July 24, 2022									
Revenues									
Balance Forward		17,973.40							
2022 Assessments		8,252.20							
Other Deposits		916.50							
Total Revenues		27,142.10							
Expenses					Budget		Actual		Variance
Street Lights					1,500.00		850.44		649.56
Common Area					4,750.00		1313.59		3,436.41
Administration					150		14.99		135.01
Insurance					600		551		49.00
Reserve					10,000.00		0		10,000.00
Professional Fees					0.00		0		0.00
Storm Drain Inspection					0.00		0		0.00
Total Expenditures					17,000.00		2730.02		14,269.98
Income Minus Expenditures 2022				6,438.68					