

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

**Board members attending:** Bob Coleman (President), Barbara Wurster, Barbara Heller, Rachel White, Walter Forehand (Treasurer- non-voting), Gracemarie Cirino (Secretary – non-voting).

Not attending: Verdine Spicer

**Call to Order:**

The meeting was called to order by President Bob Coleman at 7:02 PM.

**Approval of meeting minutes of 7/26/2022:** Rachel motioned to accept the minutes, Barbara H seconded, all approved.

**Old Business presented by Bob Coleman**

Comments or additions on projects discussed at last meeting:

- Update on Town of Weaverville plans for Development adjacent to LMHOA.  
No more information was forthcoming.
- Update on bottom of hill berm:  
We are being charged \$30 per treatment for weed whacking the area. Board members like that it is being kept under control but see nothing more needed at this time.
- Update on approved landscape work along lower Brown St:  
The approved plan is on target. It was originally scheduled for some time between October and December. Most recent communication indicates that it may start around Nov 1, ending within a few days of starting. The funds will most likely be taken from the 2022 budget. Barbara will continue to oversee the project.
- Trash containers and cleanup signs:  
All agreed that it was a good idea and seems to be working.

**Financial report presented by Walter Forehand**

- “I think I have finally resolved the glitch with the Department of Revenue over the franchise fee (you may remember that I omitted to check the not-for-profit box in the 2021 filing--not for profits do not pay the North Carolina corporate franchise fee of \$200--and have had to resolve the bill by filing an amended return).  
The financials do not reflect the landscaping project which the board has approved. At this point it is unclear whether that will be paid out of 2022 or 2023. Otherwise, we remain within budget.  
There is a provision in our Bylaws that provides that the board is to submit a budget to the membership by the ‘November’ meeting. That is a provision honored more in the breach than the observance. Unless we have a major change in common area expense, the present budget would appear to be fine, assuming that we take the landscaping project out of the contingency fund.  
Finally, I am notifying the board that I wish to end my tenure as treasurer with the annual meeting.”
- Three members of the board (Bob, Walter, Barbara W) will work on the 2023 proposed budget to be presented at the annual meeting in January.
- The \$4500 for the special landscaping project will be taken out of the Landscaping budget despite having it run at a deficit this year.

- Walter indicated that, according to the Lakeside Meadows Bylaws, there is a need of 2 signatures on checks greater than \$1000. Rachel introduced a motion that Walter's signature be the only one necessary on the check for the landscaping project. Barbara H seconded the motion. All agreed.

\*Financial report is on the last page of these minutes

### **Social Committee Report presented by Gracemarie**

- The community has continued our gatherings at the top of hill each Sunday evening. Attendance could vary somewhere between 5 and 15. It will continue as weather permits until daylight savings ends when it will be too dark to meet.
- Three volunteers will be hosting the Holiday Progressive Dinner. Courses. Anya & Bill (#52) will host the appetizer portion of the dinner. Ruth & Walter (#69) will host the entrée, and Martha (#59) will host the dessert course. We are working on getting the final invitations out.

### **New Business**

- The board reviewed the arrangements for the Annual Meeting to be held on January 7, 2023, 2:00 – 4 PM at the Weaverville Community Center. The board discussed the possibility of serving snacks and water so that members can circulate socially before the meeting begins. Everyone agreed that would be a nice prelude to the meeting. The social committee will provide snacks. Anything purchased by the Social Committee for the event can be taken from the budget.
- It was noted that at the annual meeting, the membership will need to vote for 2 members of the board. Barbara Heller and Barbara Wurster will have come to the end of their 2-year terms. Barbara W indicated that she is willing to continue her current role as Landscaping Committee Chairperson but would be happy to allow another member of the community to take on the role of board member. Barbara H indicated that she would open her position to another member of the community as well. Also, the position of Treasurer\* needs to be filled since Walter will be retiring his position. To summarize: the board would like to admit 2 new board members and a treasurer to the 2023 board.  
\*NOTE: The position of Treasurer is one that is decided by the 2023 board after the election of new members is complete. The treasurer can be a board member (voting) or any other member of the community (non-voting).
- By Thanksgiving the annual meeting plans will be presented to the board. The entire community will be notified sometime in mid-December.

### **Adjournment**

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

LAKESIDE MEADOWS HOMEOWNERS ASSOCIATION, INC.							
CASH FLOWS							
Jan. 1 through Oct. 24, 2022							
Revenues							
Balance Forward	17,973.40						
2022 Assessments	8,252.20						
Other Deposits	916.5						
Total Revenues	27,142.10						
Expenses				Budget	Actual	Variance	
	Street Lights			1,500.00	1126.11	373.89	
	Common Area			4,750.00	2393.59	2,356.41	
	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	4085.69	12,914.31	
Income Minus Expenditures 2022			5,083.01				