

Lakeside Meadows Homeowners Association
July 25, 2023, Meeting Minutes
Conducted at #49 Brown St. (Stanz) and on Zoom

Board members attending: Bob Coleman (President) on Zoom, Verdine Spicer, Rachel White, Geneva Neeriemer, Melissa Stanz, Gracemarie Cirino (Secretary – non-voting). Martha Harney (Treasurer- non-voting)

Guests attending: Jill Perkins

Call to Order:

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

Approval of meeting minutes of 4/25/2023

Rachel motioned to accept the minutes, Geneva seconded, all approved.

Old Business presented by Bob Coleman

There were none.

Financial Report presented by Martha

Expenditures during this quarter were for Crawford Landscaping (\$485) for summer common area maintenance and Duke Energy (\$102.22) for lighting.

The question arose as to the April insurance payment, and exactly what was covered under that insurance policy. Bob and Martha will explore that and inform the board at the next meeting.

**The complete financial report is included on the last page of these minutes. Please note that the budget changes approved at the last board meeting are reflected in this report.

ARC Report presented by Verdine

No new requests for ARC approval were received this quarter.

Verdine sent an email to the community on May 31 alerting the membership to the covenants and guidelines that should be followed regarding architectural reviews. The only feedback received were messages thanking her for the reminder.

Landscaping Report presented by Barbara

- Current financial status:
 - Bills for this quarter, including mowing, blowing, weed eating, fertilizing, and liming approximate \$1520.
 - The backlot meadow has not been mowed since May 19 and the weeds and trees are doing fine.
 - Total allotted annual amount = \$4115, so we are on track to the expected allotted amount.
- Points for possible discussion
 - Maintenance of the backlot meadow: Should we investigate identifying invasive plants in this area. We got an estimate (Nathan from Wild Buds Natives) for \$200. Jean Keen has offered to do some research for us, and Jill, who is quite adept at recognizing invasive species also offered to take a look. They will research and get back to the board with their findings.
 - Fill in space left by Duke Energy:
 - Duke Energy cut down all foliage in this area (to the left of the berm behind #71) to make room for electrical wiring along Merrimon.

- Is it important to the community to fill in this area considering aesthetic, environmental, and safety issues?
Should we purchase new plants/trees to fill in this area or transfer some viburnums and boxwoods from where they are growing too close to one another. Peter Stanz has made some suggestions and is willing to do some research if there is interest in pursuing this. The board noted that they would welcome his advisement in this area.
- Barbara W made a motion to form a committee to look at both the viburnums and boxwoods as well as new purchases for filling in the blank space. Melissa seconded, and all approved.

Social Committee Report presented by Gracemarie

Gracemarie noted that the top of the hill get-together seems to have gone by the wayside since no one is coordinating it. She asked if the board members think that we should pursue this with volunteers each taking a weekend, or should we just let it die a natural death. A suggestion was made that we ask for volunteers to coordinate 1 or 2 days a month.

New Business

The issue of the noise from hot rods and motorcycles late at night was addressed. Jill explained that the folks on the Brown Street Extension (a group of young men revving motors and creating a din between 10 and 11 each night). This issue, which takes place closest to her yard, is heard throughout the neighborhood. Everyone agreed that it has gotten somewhat better during the past week but is still an issue that should be addressed. A few suggestions were made including having a small group address the residents directly, asking for police guidance regarding our options, and/or reporting it to the Town of Weaverville itself since other areas of Weaverville are known to be dealing with the same problem. Melissa read from the Noise Ordinance of Weaverville that Anya provided. It was decided that, first, Melissa and Anya would go to the police station to ask about our options. They will report back to the board immediately after their meeting so that action can be taken ASAP.

Adjournment

Bob indicated that business was completed. The meeting was adjourned at 7:53 PM.

****The complete financial report is on the next page**

LAKESIDE MEADOWS HOMEOWNERS ASSOCIATION, INC.
Financial Report

Jan 1 through July 25, 2023

2023 Initial Balance **\$16,250.71**

Revenues

Jan 1-July 25 2023

2023 Assessments	\$ 8,250.00
Other Income	\$ -
Total Income	\$ 8,250.00

Total Revenue **\$24,500.71**

Expenditures

Jan 1-July 25 2023

	<u>Reserves</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Street Lights	1,500.00	587.75	912.25	
Common Area	4,750.00	1,348.11	3,401.89	
Administration	150.00	191.07	-41.07	
Insurance	600.00	554.00	46.00	
Professional Fees	750.00	0.00	750.00	
Storm Drain Inspection	1,000.00	500.00	0.00	0.00
Reserve	10,000.00	0.00	0.00	0.00
Totals	11,000.00	8,250.00	2,680.93	5,069.07

Total Mid-Year Expenditures	\$ 2,680.93
Income minus Expenditures	\$ 5,569.07
Mid-year 2023 Balance	\$21,819.78