

Lakeside Meadows Homeowners Association
January 20, 2024 Annual Meeting Minutes
Conducted at Weaverville Community Center

Attendance

Board members attending: Bob Coleman President, Geneva Neeriemer, Gracemarie Cirino (Secretary – non-voting)

Absent Board Members: Verdine Spicer, Rachel White, Melissa Stanz, Martha Harney (Treasurer- non-voting)

Homeowners attending:

A total of 10 households were in attendance. The households in attendance include Burgette/Perkins #46, O'Donnell/Forehand #69, Fisher #56, Steinberg/Heller #48, Wurster #51, Keen #47, Coleman #62, Namba/Duong #60, Warren/Cirino #54, Neeriemer #63

The meeting was called to order by Bob Coleman at 2:33PM.

Bob introduced current and retiring board members and thanked them for their service.

Financial Report- reported by Bob for Martha

- In past year, revenues brought in from dues totaled \$8250 and expenditures were \$5205, Which left a surplus of \$3045 from 2023 budget.
- Note that there is now a reserve for the storm drain inspection. The budget now includes a transfer of \$500/year for the storm drain inspection that takes place every three years and costs around \$1500.
- Discussion ensued re: what drains were the responsibility of the homeowners, and which are the responsibility of the HOA. Clarification is needed as to where it is written which drains are the responsibility of homeowner and which of HOA. It is requested that the 2024 board clarify these distinctions.
- **The complete financial report is on the last page of these minutes.

ARC Committee - reported by Gracemarie and Bob for Verdine

- There was only one ARC request during 2023. It was a solar request from #50.
- Bob noted that legally no HOA can refuse to approve solar panels from houses in their development. However, it should still require approval of the ARC in case there's a request to put the solar panels on the front lawn.

Landscaping Committee - reported by Barbara W.

- Current financial status
 - Allotted budget \$4,750
Monthly charges for mowing, weeding eating, blowing, mulching, applying fertilizer and lime, weed whacking berm and miscellaneous expenditures.
 - Total expenditures - \$3,339.23.
 - Remaining balance - \$1,410.77
- Maintenance
 - The backlot/meadow is growing nicely, with flower seeds scattered, grass growing nicely, trees doing well. No known issues with animals, insects, etc. Three free trees from Greenworks planted this past fall.
 - The empty space where Duke removed trees and brush remains the same, but no interest in filling in the space was noted. While the excess in the budgeted funds would cover acquiring a few more bushes, watering new plants regularly would be difficult.
 - Bushes at the bottom of the hill that were lost to the auto accident in the spring have

not been replaced. Peter has volunteered to manage trimming of the bushes along that side of the street when needed.

- Weeding, trimming, and pruning of the lower entrance (signage garden) and along the length of the curbs in that section of Brown St. have been maintained by members of the Landscaping Committee. Thank you to Melissa, Sharon, Verdine and Don for helping this past spring.

Control of the weeds along the street and signage garden may require hiring additional help, leading to additional maintenance costs in 2024.

Social Committee – reported by Gracemarie

- Summer “Top of the Hill” gatherings generated little interest partly due to summer heat and partly due to difficulty with commitment.
- 2023 Holiday Progressive dinner was an amazing success this year. 17 households took part with a total of 33 people having a wonderful time!

Questions and comments from membership - coordinated by Bob

- After a discussion of our current covenants, it was noted that our covenants should probably be reviewed and updated to reflect current conditions.
- It was suggested that due to cost and ease of access, perhaps we should return to the Weaverville Library meeting room for our annual meeting (\$10-Library vs. \$30 + \$100 deposit at Community Center, and Library is usually always open on Saturdays while Community Center has some challenges for access as the building is usually closed on Saturdays)
- Bob updated the membership on our liability insurance coverage after talking twice with our insurance agency representative. Their main point was that if the HOA recognizes a problem and does not address or repair it, the policy/insurance will not cover a loss related to that problem/condition.

Discussion of Participation on the Board - coordinated by Bob

The difficulty of soliciting nominations of homeowners to serve on the board each year is an issue. Perhaps the 2024 board will appoint a person or committee to encourage participation on the board of directors throughout the year.

Nomination and Election of new board members – coordinated by Gracemarie & Bob

- There were 10 households who voted along with 4 proxy votes. All voted for Mike Burgette, Verdine Spicer, and Irma Navarro for the 2024 Board of Directors.
- The members of the Board of Directors for 2024 are:

Verdine Spicer

Geneva Neeriemer

Melissa Stanz

Mike Burgette

Irma Navarro

Adjournment of Annual Meeting – Bob

Business was finished and meeting adjourned at 3:33 PM

Since some members of the 2024 board were not in attendance, the new board will try to convene sometime within the next two weeks to elect officers, and to schedule dates and locations of the quarterly board meetings and the 2025 annual meeting.

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

LAKESIDE MEADOWS HOMEOWNERS ASSOCIATION, INC.

2023 Financial Report

Jan 1 through Dec 31, 2023							
2023 Initial Balance	\$ 16,250.71						
Revenues 2023							
2023 Assessments	\$ 8,250.00						
Other Income	\$ -						
Total Income	\$ 8,250.00						
Total Revenue	\$ 24,500.71						
Expenses 2023			<u>Reserves</u>	<u>Budget</u>		<u>Actual</u>	<u>Variance</u>
	Street Lights			1,500.00		1,091.06	408.94
	Common Area			4,750.00		3,339.23	1,410.77
	Administration			150.00		221.07	-71.07
	Insurance			600.00		554.00	46.00
	Professional Fees			750.00		0.00	750.00
	Reserve		10,000.00	0.00		0.00	0.00
	Storm Drain Inspection		1,000.00	500.00		0.00	0.00
Totals			11,000.00	8,250.00		5,205.36	2,544.64
Total Expenditures 2023	\$ 5,205.36						
Income minus Expenditures 2023	\$ 3,044.64						
Year End 2023 Balance	\$ 19,295.35						