

Lakeside Meadows HOA Board Meeting
July 2, 2024

Attendees: Mike Burgette, Melissa Stanz, Martha Haney, Gracemarie Cirino, Barbara Wurster, Verdine and Don Spicer, Geneva Neeriemer, Veronica and John Jones (new neighbors).

Meeting convened at 5:02 pm.

Landscaping Committee report:

Barbara Wurster has resigned as chair of committee. BOD thanks her for her service and excellent work. Barbara agreed to be point person until new person has transitioned into job.

--There should be one point of contact from HOA and bills go to point person to give to Treasurer for payment.

--There is nothing major that needs to be done with landscaping now, only maintenance.

--Mike to send out email saying the position is open and asking for volunteers. That person may define the position as they see fit.

Next Item:

If Irma wants to go off the BOD we are good with that. Mike will discuss Irma Navarro's resident status and let us know if she chooses to stay on the board or resign. If she chooses to come back, she can come back on the board.

UPDATE: I am calling to order a special meeting of the board for the purpose of appointing Barbara Heller to the board position that has been vacated by Irma Navarro. The Lakeside Meadows set of ByLaws authorizes the Board to fill vacancies for the remainder of the term therein, as indicated in Article IV, Section 3. Accordingly, as all voting members of the board have indicated their approval of this matter.

Irma Navarro has resigned from the BOD as she is moving. Barbara Heller will fulfill the balance of her term.

Social committee report:

--The Sandovals have moved in at 50 Brown St. (renting). We discussed giving them ideas for playmates for children.

--Veronica and John Jones are new neighbors at 69 Brown.

--Chris Mathis is at 64 Brown now.

Discussion: Can we get info on new neighbors from realtors or attorneys? We need some way to get that info. No, realtors/attorneys can't divulge that info.

--Gracemarie requested a small budget for social committee expenses. —TBD at Treasurer's report.

ARC committee report:

--Melissa Stanz submitted report to modify back fence. It was approved 4/28.

--Martha Haney requests approval for privacy fence for garbage cans; approved 6/19. She will ask ARC to approve of one of four models.

Treasurer's report:

--Storm drain inspection was completed in March; \$1200 was paid.

--Insurance was paid by electronic transfer in March.

--Duke Energy is \$118/month.

Discussion re: Social Committee budget; how much and where we take money to fund it.

--At annual meeting we had drinks and snacks, also costs for copies of materials.

--Geneva recommended a new line item for social committee for \$200. Geneva made motion, Melissa Seconded, discussion about where to take the money from. Mike suggested we take it from our reserve and create an amended budget. Motion was approved.

Martha suggests we create guidelines for what is included in social committee line item, also the administrative line item.

--The BOD will approve what is included in social committee and admin budget.

Tax Audits:

Mike wondered why we need an audit when we don't pay anything for HOA taxes. Geneva's son is a CPA; she will ask him if it's needed and what it would entail.

Revised Covenants report:

Geneva, Martha, Doug Keen, Sharon Spry and Bob Coleman participated on the revised covenant committee. This was a strenuous task and is much appreciated by the Board.

Geneva looked at other covenants and researched other covenants with this guiding principle:

What kind of community do we want with our small lots?

Committee sat together and read the entire covenants; they decided on subcommittees, reviewed drafts, edited and presented to BOD. There is no digital copy yet, BOD needs to approve first.

Discussion:

There was spirited discussion about the revisions, including fences, animals inside and outside, outside lighting, and ARC by-law.

Architectural review article 6 is very weak. BOD suggests a committee look at that work with ARC to consider what should be done.

--Geneva will ask existing committee what they will do.

Deadline for BOD to report back on suggestions is 7/15.

All BODs email to Geneva. glhn67@gmail.com

HOA management company discussion:

Mike called Tessier company; cost would be approximately \$6600 annually. Only pays for company, not storm drains or other expenses. This would require increasing the dues and an extra assessment. All agreed that was too expensive; however, if members don't step up and serve on BOD, we may have no choice.

Storm drain inspection report:

Mike reports that they work but there is debris to be cleaned out. Mike will check into who might clean this up. Storm drain inspection should be on website.

We will take money from our reserve to pay for this cleanup, and the money left over from storm drain budget.

Meeting adjourned at 6:52pm.

Flood lights or porch lights revisions for outdoor lighting. Suggestions to form a committee to study outdoor lighting. Should it be a new covenant? BOD should consider how to do this.