

Lakeside Meadows Homeowners Association

October 22, 2024 Meeting Minutes

Conducted at 59 Brown Street

Board members: Attending: Mike Burgette (president), Verdine Spicer, Geneva Neeriemer, Barbara Heller, Gracemarie Cirino (Social Committee – acting Secretary for this meeting – non-voting), Barbara Wurster (Landscape Committee - non-voting) Martha Harney (Treasurer – non-voting)
Not attending: Melissa Stanz (Secretary).

Call to Order:

The meeting was called to order by President Mike Burgette at 5:10 PM.

Old Business - presented by Mike

Mike shared with the board that the storm drain inspection took place on 4/21/24. He met with the inspector several times but the inspection port to determine the sediment level was only located on the third visit. The location of said device has now been nailed down and information and instructions for future inspections are in the hard files. Mike took a picture of it so future inspections would not be so difficult. The inspection report is posted on the website as of the posting of these minutes. A copy of the report has been mailed to the Director of Public Works.

Financial Report – presented by Martha (Treasurer)

At the last meeting it was determined that the Social Committee should be given a modest budget and that has been delayed because of the implications of changing the 2024 budget as it was approved last January. After much discussion, it was determined that the 2025 budget will express this change in the following way:

- The **Professional Fees** line item will be eliminated.
- The **Administration** line item will now include professional services, social committee needs, office supplies, and other costs related to running the HOA.

Martha indicated that the insurance fee may be increased this year (2024 fee is \$591/year) so that amount may be changed in the 2025 budget. Mike said that he would find out the fee before the 2025 budget is put in place.

*The third quarter 2024 financial report is provided on the last page of these minutes.

ARC Committee Report – presented by Verdine (Committee Chair)

There were no official ARC reviews requested during this quarter. A question arose about temporary structures needing to be approved. Currently, the committee is not required to review temporary structures.

Covenant Changes Committee Report – presented by Geneva

In the name of the Committee, Geneva circulated the proposed changes to members of the board. Each change was discussed and signed off on by each attending member of the board. It will now be presented to the entire membership. The Covenant Changes Committee will take responsibility for sending it to the entire membership and lead the discussion of the proposed changes at the Annual meeting in January. The HOA needs a 2/3 vote of approval from the entire membership (25 homes) to officially change the covenants.

Landscape Committee Report – presented by Barbara Wurster (retired Committee Chair)

****It should be noted here that Barbara W. resigned her position at the last meeting. Mike has informed the membership and asked for a volunteer, but no one has come forward yet. She needs a replacement since she will not continue that position into 2025.**

Current financial status:

| 2024 budgeted amount | 4750.00 |
|---|----------------|
| General Maintenance January – June 2024 | 1960.00 |
| General Maintenance – September | 455.00 |
| Tree brush clean-up from Helene storm | 800.00 |
| Weeding & prep for mulch | 202.50 |
| CURRENT BALANCE | 1352.50 |
| Projected expenditures of Fall 2024 | |
| Mulch | 950.00 |
| Regular maintenance | 220.00 |
| Pruning Viburnums in December | 180.00 |
| PROJECTED BALANCE -END OF 2024 | 2.00 |

****We still need a volunteer to manage the Landscaping Committee.**

Social Committee Report – presented by Gracemarie

Our evening gatherings during summer months never got off the ground this year for several reasons. There have been many suggestions as to how often and where we should meet. We may bring this up at the annual meeting and make changes for next summer. The committee is beginning to make plans for the Holiday Progressive dinner. You will be hearing more about this in the coming weeks. Notifications were held up due to the effects of the Helene storm.

Adjournment

Mike indicated that business was completed.

Barbara H. motioned that the meeting be adjourned. Verdine seconded and all approved. The meeting was adjourned at 7:22 PM.

** Financial Report is on the next page.

LAKESIDE MEADOWS HOMEOWNERS ASSOCIATION, INC.

2024 Financial Report

| | | | | | |
|-----------------------------------|---------------------|--------------------|-----------------|-----------------|-----------------|
| Jan 1 - Dec 31, 2024 | | | | | |
| 2024 Initial Balance | \$ 19,295.35 | | | | |
| Revenues 2024 | | | | | |
| 2024 Assessments | \$ 8,250.00 | | | | |
| Other Income | \$ - | | | | |
| Total Income | \$ 8,250.00 | | | | |
| Total Revenue | \$ 27,545.35 | | | | |
| Expenses 2024 | | Reserves | Budget | Actual | Variance |
| Street Lights | | 1,500.00 | 1,098.45 | 401.55 | |
| Common Area | | 4,750.00 | 3,397.50 | 1,352.50 | |
| Administration | | 150.00 | 167.37 | -17.37 | |
| Insurance | | 600.00 | 591.00 | 9.00 | |
| Professional Fees | | 750.00 | 0.00 | 750.00 | |
| Reserve | 10,000.00 | 0.00 | 0.00 | 0.00 | |
| Storm Drain Inspection | 1,500.00 | 500.00 | 1,200.00 | 300.00 | |
| Totals | \$ 11,500.00 | \$ 8,250.00 | 6,454.32 | 2,795.68 | |
| Total Expenditures to date | \$ 6,454.32 | | | | |
| Income minus Expenditures | \$ 1,795.68 | | | | |
| 3rd Qtr. 2024 Balance | \$ 21,091.03 | | | | |