

Lakeside Development Homeowners Association

Annual HOA Meeting Agenda

Saturday June 5, 2010

11:00 AM

Bowman Library

Community Room

1. **Call to Order** Board Members present: Nick Cornwell (President), Tony Varda (Treasurer), Barney Stine (Vice President), Ron Wible, Chris Bean, Larry Miller, and Melissa Corder (Secretary). Speaker present: Major Eckman of the Frederick County Sheriff's Department. In addition to the 7 Board Members, there were 13 members and/or interested parties present and 10 property owners represented by proxy. Nick called the meeting to order at 11:00 AM.

2. **Welcome/ Opening Comments/ Introduction of Board Members** Nick welcomed everyone to the annual meeting, introduced the Board Members.

Nick then welcomed and introduced Major Eckman to speak at this time, instead of as shown on the agenda, since he had other commitments elsewhere to attend.

The Major informed the group of the following: LDHOA is one of the more active HOA in the area and the community is fairly quiet when it comes to police calls. There were 19 police calls for our neighborhood in the last 6 months. Police calls were over 71,000 for the County last year. Crime rates have fallen over the last year. There were questions and comments from various participants who did not identify themselves, so no specific questions are being cited, and the Major informed us of the following in response to the questions, conversations and concerns:

1. Frederick County does not have a curfew law for minors.
2. A police call was received regarding improper storage of antifreeze. There was no law broken in this instance; however the officer did speak with the resident about improper storage of substances.
3. A few animal control calls have been received from our neighborhood recently.
4. The number of foreclosures is on the rise, so call us if a property is not being maintained or is being vandalized.
5. There was a call about some juveniles burning a pile of clothes and other debris in the wooded area along Chinkapin.
6. Traffic monitoring is available for speeding and failure to obey stop signs, etc.
7. We need to be vigilant of fraudulent offers for driveway paving and other home improvement scams. We should not give any personal information over the phone to anyone even if we know them.
8. There is a Truancy Officer in the County.

Barney Stine suggested that legislation be introduced for fines to parents for destructive behavior by juveniles through Gene Fisher.

Major Eckman advised that parents are liable for up to \$500.00 in costs resulting from destructive behavior by their children.

Mr. Gilbert Foster asked if it is illegal for children between the ages of 5 to 11 years old to operate a four wheeler on the street. Major Eckman advised that there is no law regarding operation of vehicles such as 4 wheelers that have electric motors and the age requirement is 16 and older for gasoline powered vehicles.

Tony Varda stated that kids were seen riding a go cart in the community on one evening the other week.

Again, there were questions and comments from various participants who did not identify themselves, so no specific questions are being cited, and the Major informed us of the following in response to the questions, conversations and concerns:

1. Roller skating, playing basketball or other such activity in the street is illegal.
2. If a safety issue involving a child is apparent or a child is endangered by any activity or being neglected these issues can be addressed by the police. Please call the police for anything you are concerned with, because they are here to serve.

Tony Varda stated that there is a trash Code and to call the Department of Public Works if there is trash or debris that needs to be removed from a property or along the roads.

Major Eckman informed us that there is a Code for both grass height and trash/debris accumulation on residential property, which are considered zoning violations. Once a complaint is received, a letter is sent, giving 30 days to correct the violation. If no action is taken to correct the condition the matter will go to court.

Tony Varda advised that he sends addresses to Public Works every month or so for high grass, abandoned cars, trash, etc.

Several meeting participants talked about the increase in the numbers of teens congregating nightly and their undesirable types of activities in the woods along Chinkapin and playground of Appleton Downs. One participant indicated she smelled marijuana smoke coming from the woods, had seen kids break bottles in parking lots, fight amongst themselves, and there is one kid that habitually walks around carrying a baseball bat.

The Major advised that the police should be called whenever these things are happening. The number is 662-6162.

Tony advised that the place where the kids were congregating in the woods has been cleared out so anyone there should be visible to passers by and neighbors.

Major Eckman suggested the community look into participating in a neighborhood watch and that the annual National Night Out is scheduled for August 6th. He also said that the folks that are home during the day are often our best source of information when a crime occurs.

Major Eckman advised that there is an Ordinance for noise in residential neighborhoods between 9:00 PM and 6:00 AM that can address barking dogs, etc., however it does not cover Agricultural RA zoning. During the day, noise becomes a civil issue and the community needs to register the complaint. These types of disturbances tend to occur often around graduation time and with summer being here.

Nick asked if there were anymore questions for the Major. A participant asked if a traffic light would be installed at Chinkapin and Aylor. Nick said probably not since the Wal-Mart will not be built anytime soon and thanked Major Eckman for attending the meeting.

3. **Old Business** Nick advised that the meeting would now address old business matters.

A. **Reading of previous minutes** Nick asked the minutes from the previous Annual Meeting be read. Barney made a motion to dispense with reading of the minutes and Ron seconded the motion. Nick asked for a vote to accept the motion. Tony motioned to accept the minutes from the previous annual meeting without their being read and Melissa seconded the motion. All voted aye. There were no nays cast.

B. **Treasurer's Report** Nick said the next order of business is the Treasurer's report. Tony then read the Treasurer's Report as of May 31, 2010. The current assets in the checking and savings accounts total \$87,539.37. Accounts receivable total \$5,949.36, and the total assets amount to \$93,488.73. Nick asked for a motion to accept the Treasurer's report. Nick received a motion to accept and a second to the motion. All voted aye. There were no nays cast.

C. **Streetlight update** Tony advised that we now have 32 street lights and we will have a total of 35 when the last 3 that are in the works are installed. Francis Coddington asked for a street light in the woods. Tony confirmed that the Lakeview Town home's streetlights are still not on and they are not a LDHOA responsibility. Only one repair will be made to our streetlights due to vandalism. Recommendation was made for lenses to be replaced with Plexiglas, which the power company was not interested in due to cost. Tony said each light costs us installation and \$20.83 per month to operate.

D. **Disclosure Packet** Nick advised that we have an updated HOA Disclosure packet completed, but do not have it in its final form.

E. **D and D Lawn Care** Nick said that Donnie of D & D does a great job and we need to tell him. Donnie's brother has a leaf & trash removal business and removes trees also. His contact number is 533-6337 if you need services.

F. **Subdivision Clean Up (Common Area)** Nick thanked Ron for the neighborhood cleanup by the boy scouts, which is done several times per year. Ron said it is hard work, but is a good fund raiser for the troop.

G. **Land Donation to Stephens City Volunteer Fire and Rescue Update** Nick said that Gene Fisher informed him that the County is again talking about finding a location for a new fire station, but there are several locations to consider and no further communication has been received.

4. **New Business**

- A. **Election of Board Member** Nick asked for nominations for Association President since he is moving out of the community. Gilbert Foster asked that the Board be thanked for its work and all concurred. Nick nominated Chris Bean and all of the Board members seconded the nomination. Chris accepted the nomination. Nick asked for a motion to approve Chris as Association President. Tony motioned to approve Chris as the new LDHOA President and Ron seconded. There were all aye and no nay votes.

Nick brought to our attention that as a result of Chris being the new Association President there would be a vacant position on the Board. Michael Stotlemeyer was nominated by a meeting participant, and Michael accepted the nomination. Nick asked for a motion to approve Michael Stotlemeyer as our new Board member. Tony motioned to approve Michael Stotlemeyer as our new Board member. Chris seconded the motion. There were all aye and no nay votes.

- B. **Proposed Budget for 2010-2011** Tony read the proposed budget. Nick asked for a motion to accept the proposed budget. The budget will be posted on the website. Chris Bean motioned to accept it. Nick asked for a second. Ron seconded the motion. Nick asked for a vote. All votes cast were ayes.

5. **Frederick County Sheriff's Department, Stephens City Volunteer Fire and Rescue and Gene Fisher (Shawnee District Representative to the Frederick County Board of Supervisors)** No representatives from the Fire Department or Gene Fisher attended the meeting.

6. **Closing Statements and Adjournment** Nick asked if there were any other issues to be addressed, and hearing none thanked those that came to the meeting, and for showing an interest in the Association. Nick asked for a motion to adjourn, which he received, and a second which was also received and he adjourned the meeting at 12:35 PM.