

Lakeside Development Home Owners Association
LDHOA Board Meeting
Saturday, February 21, 2009, 10 AM
Bowman Library, 871 Tasker Rd., Stephens City, Va.

Present: Nick Cornwall (presiding), Tony Varda, Melissa Corder (recording), Frances Coddington, Jane Ellis, Mark Stivers (legal counsel), Ron Kuykendall and Stephanie Servais.

Call to order: Nick called the meeting to order at 10:17 AM and advised that a quorum of Board Members is not present. The minutes of the meeting participant's comments are in curt form as follows:

Old Business:

1. Disclosure Packet: Mark asked Nick that we forgo the reading of the minutes from the previous meeting until after he presents the information concerning the Disclosure Packet and Nick agreed. Mark advised that there is an additional component required in the Disclosure Packet. A study needs to be made each year disclosing how the Association plans on spending funds it has in reserve. The plan needs to project a 5-year plan, which can be adjusted each year as the needs of the Association change, but nonetheless is a plan. He explained that for 2009-2010 there are 10 additional streetlights at an estimated cost of \$13,000.00, and maintenance of common areas is estimated at \$8,000. Income each year is \$38,000.00 and current reserves are \$72,249.00 in savings so the reserve exceeds the needs of the Association. The Association needs to determine the best way to serve the Association with these funds. One suggestion might be that the Association grants a reprieve of any dues for 1 year, especially in light of the current economy.

Tony said the proposal did not go over well last year but with current economic times it may be well received.

Ron said he does not think a reprieve of dues is a good idea or precedent to set.

Tony reiterated that we take in \$38,000 per year so it would be feasible to do this.

Ron said that LDHOA is cheaper than most associations and \$60.00 is not a big deal to most people. His opinion is that more options are available.

Mark said that if the Association suspends dues for 1 yr then the reserves will be cut by 50% and asked in lieu of suspending dues what other needs of the Association are there?

Ron said if we were to cut annual dues by 50% it would be better.

Jane said the Association should think about projects like parks or play grounds, which could create jobs.

Mark said all of these ideas encapsulate the objective of needing to demonstrate a 5-year plan for spending the dues it collects, which needs to be finalized for the year in the reserve plan.

Ron said that it's a flexible plan and Mark agreed. Both confirmed the plan is not set in stone.

Tony said that we should reserve further discussion of the plan for the next meeting and Nick concurred stating that since we do not have a quorum at this meeting a decision cannot be made at this time.

Ron and Mark iterated their thoughts further and Melissa asked that the recommendation for tabling the matter until next meeting be observed unless Mark had additional information to disclose, which he did not.

Melissa asked Nick if she may proceed with reading the minutes and Nick agreed.

Reading of Previous Meeting Minutes: Melissa read the minutes from the January 8, 2009 meeting. Nick stated that we could not vote on the minutes due to the lack of a quorum and asked that Melissa email today's minutes to him.

Treasurer's report: Tony read the Treasurer's report and stated that the current balance in the checking account is \$27,927.05, and savings balance is \$72,249.99. The accounts receivable balance is \$5,359.05. The total assets are \$105,536.09. The CD's that were due to roll over have and have been staggered to mature successively as recommended. He also reported that the aging summary is diminishing.

Old Business:

2. Bylaws amendment: Jane Ellis passed out copies of a proposed amendment to Article 15 of the bylaws which would restrict vehicle parking to designated spaces and from front lawns, and to require submission of a plan or drawing to widen or extend their existing driveways. Tony mentioned that some residents park vehicles on street when parking is available in the driveway.

3. Street Lights: Tony advised that the light bases and poles at 305 Chinquapin and 109 Crystal Lake were installed on Feb. 16th and the light fixtures will be installed next week. We will have a total of 25 lights. Tony talked about the light Jane wants installed being okay with the owner of the property. The one at 118 Fairlawn Court he is looking into. Melissa suggested that a light be installed at the corner of Jade Court and Bell Haven Circle. Tony asked if a box is available at that corner and Melissa replied that there is one located on the property line between her and her neighbor's property closest to Jade Court. Tony asked if she had been asked about a light on her property previously and Melissa said she had but with so many trees on her front lawn the light would not do much good so she had recommended the neighbor at the corner of Jade Ct. be asked and

apparently the people that used to live there declined. The new residents may be agreeable. Tony said he would look into it after the meeting.

4. Animal litter: Stephanie Servais said she had called Tony because of Charles Mesko has not returned her calls. Francis said she is the Appleton Downs Treasurer and she cannot get Charles to do anything regarding the association and it needs to be kept going. Stephanie has problems with people allowing pets to litter her property and neighboring properties. She has placed a sign on her front lawn to no avail. Stephanie thanked Tony for seeing to it that the parking lot striping was completed and said that snow plowings were not placed in the designated spot. Jane Ellis said that this animal refuse problem has been ongoing and there are signs relating to \$1,000 fine for dog litter. Tony said we could send letters. Stephanie and Francis will get together to discuss and Tony will get with Charles.

5. Stephens City Fire Department: Steve from the Stephens City FD joined the meeting and asked if there had been any developments on allowing the FD to put a new station on the LDHOA land adjoining the library.

Nick said the LDHOA had looked into whether the insurance rates would not drop for homeowners and determination had been made the rates would not drop and asked if there is still interest from the County and FD for placement of a station at this location.

Steve said there is still interest from the FD. There is no money for the Station from the FD at this time but there is the possibility of a federal or state grant.

Nick - We do not have a quorum so we cannot vote.

Steve said the FD would need to know if this location is viable or not before they can move forward. Community support is the key to moving forward.

Nick said the FD should speak with Gene Fisher at the County.

Steve said the County wants control of the station.

Nick said he is willing to have a sit down meeting with those involved. Nick also said there is concern for the noise from the sirens.

Steve said we do our best to be cognizant of the noise, but there is little noise from sirens going by now so it would not really be an increase but an emergency is an emergency.

Jane Ellis spoke about illegal burning and Steve replied to her concerns.

Nick said the FD would need to pay for the LDHOA atty. to look into this and Steve agreed.

New Business:

1. Meeting Date: Nick said the March meeting date will be decided at a later date and notifications would be sent by email.

2. Annual Meeting Date: Nick said the Annual meeting date would be decided at the next meeting.

Adjournment: Nick adjourned the meeting at 11:25 AM.