

**Lakeside Development Home Owners Association**  
**Bowman Library, Stephens City, Va.**  
**January 8, 2011 Meeting Minutes**

1. **Call To Order:** The meeting was called to order at 3:40 PM PM by Association President, Chris Bean. Other Board members present were Tony Varda, Melissa Corder, Barney Stine, Larry Miller, Ron Wible, and Mike Stottlemeyer. Property owners Kathleen , Jim Holbrook and Don Browder were also in attendance.
2. **Treasurer's Report:** Chris asked for the Treasurer's report to be read. Tony read the report stating that the assets of the HOA are as follows: Current assets as of December 31, 2010, are \$23,043.08 in the checking account, \$72,249.99 in the savings account, totaling \$95,293.07. Accounts receivable are \$8,553.15 for total current assets of \$103,846.22. Chris asked for a motion to accept the Treasurer's report. All voted aye, no nays were cast and the Treasurer's report was accepted.

Tony is looking at ways to cut costs. Don asked how many non-payers are there in the community. Tony said there is a total of \$8,553.15 owed to the Association as of December 31, 2010.

3. **Street Lights:** Tony advised that a total of 35 are now in place.

Chris asked for a motion to accept the combined reports. All positive, no nays, motion carries.

4. **Discussion:**
  - a. **Alternate Uses of Common Areas:** Chris asked if Melissa would like to discuss her recommendations regarding use of these spaces or if she would like to table the matter until the next meeting. Melissa declined to discuss at this time.
  - b. **Street Parking:** Chris turned the meeting over to Larry whom asked the group what the requirement is for parking in the neighborhood? Comments received were "If all 4 tires are on the street then call the sheriff" and "The County said that if the vehicle impedes traffic then the Sheriff will ticket the vehicle".
  - c. **Hunting in Woods:** Larry stated that gunshots were heard on Christmas day behind Fairlawn Ct. on private property. Recommendation was made that the Sheriff's Department and Game Warden should be called. Don said he heard gun fire a few weeks ago in an area behind Fairlawn Ct.
  - d. **Stray Dogs:** Larry said he has seen stray dogs in the neighborhood. Jim said that animal control will not track and capture the dog, but if you catch it they will come and pick it up.
  - e. **Trash Cans:** Chris turned the meeting over to discussion lead by Tony concerning several properties having their trashcans in view on days other than pick up days. It was mentioned that no one was ever able to locate mention of this issue in the Bylaws or in a County zoning code.

- f. **Possible Trash Code:** Tony said we would need to institute a bylaw change and that he is in favor of incorporating one. Chris Bean said that some of the covenants do address storage of trashcans and so the question is do we need to make this change. Jim said we would need to institute that trashbags cannot be left out either. Don asked Covenants can they be pulled into one piece. Chris and Tony said that it had not been accomplished. Tony - trash on 100 Sugarcreek remains a problem. Jim proposes that LDHOA purchase the property. Jim says that LDHOA can take the property if we find a judge to rule on it as other states have done so. He says he'll buy it if the price is right or will cut his handyman services and fix it so LDHOA can buy it. Barney said that to his knowledge there is no mortgage on the property. LDHOA can negotiate with the owner. The LDHOA can ask for the health department to inspect and determine if the house should be condemned. Tony said that the County is looking into selling the property and he will follow up.
- g. **Jasmine Court update:** Tony said abandoned vehicles at 103 Jasmine Ct. are gone. However there is an issue about a derelict dump truck that needs to be addressed which Tony will look into. Chris had sent a letter to the owner for it to be removed.
5. **Disclosure Packet:** This is now complete pending receipt of the final version from the attorney.
6. **Meeting Date:** Chris said the next meeting is tentative for Saturday, March 26, 2011 3:00 PM.
7. **Adjourn:** Chris adjourned the meeting at 4:55 PM.