

## **Lakeside Development Homeowners Association**

### **Quarterly Meeting**

Saturday, October 9, 2010, 11:00 AM

Bowman Library Community Room

**I. Call to Order** Board Members present: Chris Bean (President), Tony Varda (Treasurer), Larry Miller, and Melissa Corder (Secretary). In addition to the 4 Board Members, there were 2 members, Mr. and Mrs. Gallahan, present. Chris called the meeting to order at 11:12 AM. Chris welcomed the Gallahan's to the meeting and the Community, as they recently moved here, and introduced the Board Members.

**II. Treasurer's Report** Chris asked Tony to read the Treasurer's report. Tony then read the Treasurer's Report as of September 30, 2010. The current assets in the checking and savings accounts total \$105,199.36. Accounts receivable total \$10,649.31, and the total assets amount to \$115,848.67. Tony mentioned that the reduction in the dues that the Board voted for has not caused any harm to the budget.

**III. Streetlight update** Tony advised that we now have 35 street lights and we will have a total of 36 when the pending installation of last 1 that he has received a request for without any descent, is completed. The reason it has not been completed is that the neighbors on Jasmine Court have a conflict to resolve regarding several derelict vehicles on one of the properties, and the completion has been pending the Board hearing the issue to determine if completion of the installation should be delayed until there is resolution of that matter. The Board discussed the issue and determined that the presence of the cars is unrelated to the streetlight, so it will not be a matter of consideration in relation to completion of the installation. Tony spoke of a request for more than 1 streetlight in a cul-de-sac which was declined. The Board agreed that only one will be placed in each court. Tony advised that the overall annual cost of the streetlights is \$200 over the estimated \$8,400.00, which all agreed was very close to Tony's estimate.

#### **IV. Discussions**

- a. Homeowner Trash and Yard Conditions** Tony advised that the number 1 complaint received by the HOA is trash and debris on properties. The next is tall grass. These issues are affecting neighborhood appeal and the ability to rent properties. Tony brought up 3 properties in particular, being 117 Aspen Ct., which has been cleaned up, 103 Jasmine Court has several derelict vehicles on the property, which has been referred to the County without any action to resolve and he will again pursue, and 100 Sugar Creek, which has had debris in the yard for 6 years and uncut grass all season, which he has requested the County resolve by selling the property for delinquent taxes. Tony said that the County is working on selling the property, but will be a long time in getting this accomplished.

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Melissa said that the County has been had a supposed tax sale in the works for years and in the meantime these properties are allowed to deteriorate. She mentioned 2 properties on Bell Haven Circle which have tall grass in the front yards that been allowed to go on year after year that are across the street from each other near Camilla Court. VDOT could be contacted to cut down the overgrowth along the road right of way, which on the one property used to be a well-tended garden when the original owners lived there. The other is the wet weather ditch that runs between 2 houses, which the homeowners need to use a weed whacker to cut. She also discussed one of the homeowners on Jade Court has not cut their back yard all season and the weeds and grass are 3 feet high. These same people have created a yard waste dump on the neighbor's property to the rear of theirs. These are clearly violations on the County website. She has contacted the County and as usual nothing has happened to correct it. Tony said he would take a walk and look at these properties.

- b. **Appleton Downs** Tony informed us that Charles Mesko recently advised him that Appleton Downs HOA does not exist according to the HOA's lawyer. LDHOA is awaiting advice from Appleton Downs HOA of how this is being resolved. Tony will call Mark Stivers for a short conversation of whether the non-existence of the Appleton Downs HOA is the case. This discussion is tabled until the next meeting. The Vice President of the Appleton Downs HOA arrived at the end of the meeting and said he'd like all of the HOA within the umbrella of the LDHOA communities to get together. He was advise by Chris that the matter had been tabled until the next meeting, however would be placed on the agenda for discussion.
- c. **Pet Waste Signs** Tony advised that he purchased 6 signs regarding pet waste cleanup requirements. It was mentioned by one of the Board members that anyone that is discourteous enough not to pick up after their pet in the first place, is not likely to pay any attention to a sign. Chris said we need to address this because of it being a public health issue.

Melissa mentioned that the signs must be kept out of the street right of way unless the community is issued a permit by VDOT, which she believes will cost \$40.00 for each sign. She also said one of her neighbors let their dog out every morning so it can relieve itself on the neighborhood front lawns and that whenever we see dogs at large we need to take pictures of the animal for evidence and contact the Sheriff's office, so the pet owners are served notice that if they do it again the County will summon them to Court.

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Tony will post the signs under existing community signs for other matters though out the community, and with a homeowners approval, in the front yards of locations where it seems to be a continual issue.

**V. Disclosure Packet** We now have the HOA Disclosure packet in its final form. Tony advised that most Board members have reviewed it and provided comments. Melissa will review and deliver to Barney Stine for his review.

## **VI. Other**

- a. **Subdivision Clean Up (Common Area)** Tony advised that the Boy Scouts cleaned up the common areas in September for a fee of \$250.00, and as always did a very good job.
- b. **Submission of the Annual HOA Report** This report was to be sent to the State Corporation Commission for renewal of the HOA Corporation in February 2010. Former Association President, Nick Cornwell had previously said to Chris that he submitted it to Vicky of Sareen sometime ago. Tony will follow up with Vicky and ensure the renewal was sent.
- c. **Additional items for discussion** Chris asked if there were any other issues to be addressed. Melissa said that she would like the Board to think about whether it would consider leasing the common area property it owns adjacent to the library, as it could generate enough money to further reduce association fees and alleviate mowing costs. She would like this to be a matter on the next agenda. Chris again 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.

**VII. Next Meeting Date** Chris said that since we are now meeting quarterly we would meet again in January and after comments from the other Board members, it was tentatively set for Saturday, January 8, 2011, 3:30 PM at the Bowman Library Community Room. Chris will send an email to all of the Board members to confirm.

**VIII. Adjourn** Chris adjourned the meeting at 12:39 PM.