

Annual Meeting of LDHOA
May 31, 2008

Board Members Present: Morgen Cornwell, Ron Wible, Tony Varda, Bill Dodson, Chris Bean, Barney Stine, and Frances Coddington.

Speakers Present: Sheriff Williamson, Gene Fisher, and Doug Mort

Meeting Called to Order: 10:10 a.m.

Bill Dodson made the motion to approve the minutes and Chris Bean seconded the motion. All approved.

Old Business:

- Treasurer's Report

Tony Varda read the treasurer report. We currently have \$12, 824 in checking, \$71, 620.79, account receivables are \$2,226.00, with a total of \$87,072.08.

Doug Mort spoke on the budget and expressed that the budget had not changed very much. We will continue to install street lights. Barney Stine expressed how the financial status was great and we have done a lot in the past year. He also noted how cheap our HOA dues were compared to other HOAs.

Barney Stine made the motion to approve the treasurer's report and the budget and Tony Varda seconded the motion. All approved.

- Streetlight Update

We currently have 17 lights installed. A homeowner asked if a light could be placed on Capon Way. Tony Varda has added this to the list of his next four of the five that he will begin on. A homeowner brought up the lights that don't work are leaning actually belong to another defunct HOA. They are privately owned and they have lost their contract with the light company. The HOA has looked into this issue, but we found they are not part of the HOA. There was one light that was brought up that is loose and could be a safety issue. Tony Varda will go and look into the issue. A homeowner brought up Hackberry and Butternut Drive is very dark, he asked if there could be an investigation of the area for a light to be added. Tony Varda will look into this issue. A homeowner asked if a light could be added to 155 Equestrian Drive and Barney Stine stated that the HOA had looked into the issue and the builder was supposed to have these installed. Tony Varda will also inspect these. There was a concern of the involvement of Lakeview Townhomes HOA. A homeowner stated that possibly a letter from our attorney requesting Lakeview HOA's attendance to the annual LDHOA meetings.

- **Issue of Merger of HOA's**

A homeowner brought up the issue of the merger of HOA's. The board had looked into the issue and found that it was not financially feasible. We the board offered to let any homeowner know what their specific covenants were and if there were any violations we ask homeowners to fill out a complaint form.

New Business:

- **Election of New President and Board Members**

We have lost some board members and now have some vacancies including secretary and president. Jack Smith nominated Melissa Corder as a secretary and seconded by Pat Walsh. All approved. Jason Jones nominated Stan Deywalt as a board member and Jody Berbeck seconded the motion. All approved. Kathy McDonald nominated Nick Cornwell for the president position and Barney Stine seconded the motion. All approved.

- **Stephen's City Fire and Rescue Substation**

Stephens City Volunteer Fire and Rescue would like to acquire land from Lakeside for a substation. They would like two to three acres for the substation. This item will be discussed in more detail in the upcoming meetings.

- **Sheriff Q/A**

The sheriff stated we have had 455 items in our community which includes traffic stops to security checks. Larsons have gone down as well as break-ins. The speeding issue on Chinkapin was brought up. He did express that he urges homeowners to call the sheriff's office for issues.

- **Gene Fisher, Board of Supervisors**

He expressed how happy he was with the HOA board. He brought up the Warrior extension, he stated this would be slated for this coming fall. Land use on 277 was looked at for transportation and development. The moving of the Stephens City 81 exit will cause an access road to Double Toll Gate Road. An issue was brought up about the traffic on Tasker Road and how hard it is to get out of Chinkapin. Gene Fisher stated that VDOT will need to do a traffic study. Another homeowner brought up the concern of Walmart coming into the area. He stated it will not be a "super" Walmart.

- **Adjournment**

Bill Dodson moved we adjourn the meeting and Ron Wible seconded the motion. The meeting adjourned at 12:30 pm.