

March 11, 2006

Lakeside Development Homeowners Association
Board Meeting

Attendees:

Don Browder
Frances Coddington
Bill Dodson
Tony Varda
Ron Wible
Mark Stivers
Nick & Morgen Cornwell
Keith Felde

The meeting came to order at 10:00 a.m.

Minutes of the January 14th meeting were read and accepted

Old Business

The street sign problem at Somerset and Rosedale has been fixed. Tony says he now has a number to call to resolve problems like this.

Bill told us that Don Franklin had sent someone to fix the drainage problem at Appleton Downs. Bill moved that we cover the entire cost of the repair, Tony Seconded, and it was voted in.

Tony also informed us that he found out that there are 2 registered sex offenders in our development and another close to Bass-Hoover. This will require a little more investigation. He also says the matter of getting an interest bearing account is cloudy until we get the streetlight issue resolved.

New Business

Mrs. Cornwell questioned the streetlights not working at the townhouses on Chinkapin, but they are not part of our HOA, and they are not working because the townhouses' association has stopped paying its bills to Allegheny. She also noted that cars are not pulling all the way off the road in that area, but this is a County problem.

Bill said that he had talked to Dick Schickle & Gene Fisher about getting a stoplight installed at Chinkapin and Tasker. Mr. Fisher said he would look into it but this is a VDOT problem.

Mr. Felde, of 138 Bell Haven, said that he is new to the area and he has questions about rulings and enforcement in our HOA. Mr. Stivers explained about governing documents and the Deed of Dedication, and gave examples of appropriate and inappropriate rules. Bill explained how we are always trying to make improvements that get shot down by the membership at the annual meeting. The streetlight project is a prime example, but Bill said it would go through this year. He also said the next thing that should be on the

agenda is a park. Mr. Felde said that he had not heard of the streetlight project, but he was not here when it was initiated.

Mark Stivers gave examples of problems encountered by other homeowners associations, how they depend on volunteers, and how they sometimes can be taken over by individuals with their own agendas.

Bill inquired about bulk mailing for communicating with the membership. According to the bylaws, only the notice of the annual meeting must be by First Class Mail. Any other mailings can be bulk. According to State law, notice of the annual meeting must be 14 days in advance, although our bylaws require only 10 days. Mr. Stivers said we should amend our bylaws to bring them into compliance with State Law. He also passed out a paper he had written up regarding Notice of Violations of Restrictive Covenants, which ties in with §55-513 of the Code of Virginia.

Mr. Stivers then spoke about his discussions with Bill about enforcements and assessments of violations. He then passed out copies of his draft form of a Courtesy Notice of Violation. He gave more examples of penalties applied and costs recovered and explained fine structures and procedures.

Tony asked what legal leg we have to stand on when we require payment. Don stated that the violator should pay for the violation. Mark reiterated his conversations with Mr. Felde. The question was brought up as to whether the putative violator might know who initiated the complaint. Tony stated that the identity of the complainant is confidential to the board and that information cannot be divulged. Discussion continued regarding the violation notice form. Mrs. Cornwell suggested adding the name of Mr. Stivers' law office to the bottom of the notification form and Bill asked that his name be removed. Frances Coddington asked how the merger is proceeding, as only she and Julie Driver are on the board at Appleton and she wants to retire and Julie wants to move. Bill is still working out the details with Mark. No one from Lakeview has ever come to any of the meetings and they do not have a viable board, so we are not at this time considering a merger with them.

Bill brought up the matter of 100 Sugar Creek and how they are \$271.85 in arrears of dues, the house is not in compliance, and the owner has not responded to 2 registered letters. He asked if the board could now put a lien on the house. He noted the front porch and the fence is falling apart, and there are 3 pit bulls in the yard, 1 of which is chained in the front yard. Tony gave us the number 662-6162 for animal control should any of these or any other dogs get loose. Mark also suggested we amend the deed of dedication to prohibit animals chained in front yards.

Frances asked if we had signed a contract for mowing yet.

Discussion turned to trash pickup in the common areas, and how he and others have found drug paraphernalia such as crack pipes and needles in the common areas. This should happen in the next few weeks, as the Boy Scouts will be picking up trash for a proposed fee of \$250 now that the weather is better.

Mr. and Mrs. Cornwell were concerned with creeping blight as people take progressively poorer care of their properties, the trash and graffiti that is becoming more common, and cars without tags on properties. However, if they submit a complaint that the Board has the power to act upon, we will act.

Discussion returned to the 2 sex offenders in our area. Mr. Cornwell will get the information from the state police that Bill can get to our webmaster so that the

information can be linked from the LDHOA website to the State Police registry. We will inform the membership about this at the annual meeting in May.

Also by then, we should have finalized consent from the homeowners who will be getting streetlights and completed the trash pickup in the common areas.

At 12:30, Don moved to adjourn the meeting and Bill seconded. All concurred.