

November 12, 2005

Lakeside Development Homeowners Association
Board Meeting

Attendees:

Bill Dodson
Julie Driver
Pat O'Hara
Frances Coddington
Ron Wible
Jim Holbrook
Pamela Santoro
Barney Stine
Tony Driver
Doug Mort (Sareen)

The meeting came to order at 10:00 a.m. Julie said there are three people on their board: Julie Driver, Frances Coddington, and Adrienne Harris. There should be six people: three for the board and three for the committee. Julie says that she, Adrienne, and Frances can be considered the committee and the LDHOA can be considered the board, according to the deed of dedication. You can actually have two for the committee, according to the bylaws. Frances is the Treasurer, and they have a management company for finances.

Old business:

The tree on Chinkapin, lot 45, was examined, and the Don said that the cost is prohibitive in taking the tree down, and it's not leaning. If it falls, it will fall on an old shed. It will be more cost effective to take the shed down vice the tree. The tree is solid maple and very heavy. The motion was made and seconded that we table the tree issue.

The Board agreed that Appleton Downs has a viable board. Julie was asked about Lakeview Townhomes and whether it has a viable. It was mentioned that Peggy Purdue is in charge of the board, so Bill will contact her. Julie said Appleton Downs and Lakeview Townhomes were supposed to be together. Peggy Purdue was the realtor that was supposed to sell all the townhomes to Heppler. Barney asked about how many members should be board members of the Lakeview Townhomes association. Bill said three. Barney asked who the other two board members were. Jim said we'll likely never find out. Barney asked why we cannot just merge with Appleton right now. The original plan was to have one homeowner's association, according to Jim. Barney suggested we send a certified letter to Peggy Purdue to attend a LDHOA meeting in representation of the Lakeview Townhomes. Don suggested we ask her to bring all three members, and then we can question them. The only problem Appleton has right now is the drainage issue. This will be very expensive to fix unless we file a lawsuit against the developer. Frances knows of someone in Strasburg that may be able to do this at a reasonable price. It wasn't done right to start with. The pipe clogs up where the water is supposed to go

through the drain. Frances' son knows this guy and could probably ask him to come and do an estimate. The board agreed that Frances should ask her son to pursue this person for a written estimate. The water is ending up in the parking lot because there is too much silt, etc. in the drainage pipe that blocks the drainage. Frances agreed to get the person over to do an estimate, and Frances asked if the board would help pay the cost. Jim said we could have a once or twice a year cleanup of the drainage pipe. Pat asked what type of drain it was: open site or curb. Jim said it must be an open site drain. Bill said we could investigate this later on, and Jim said he would take pictures next week. Bill will call Peggy Purdue first thing Monday morning. We will invite other members of her board.

New business:

CCB&C has been a past topic, and after we thought we had straightened things out with them at the last meeting, she called Bill a few times and was rude and indignant. Bill was very offended, and she's been rude to Sareen. Jim is requesting that this be a motion that we remove her contract and use whoever Sareen uses for collection. According to the contract with CCB&C, we need to give them 90 days notice before we end the contract with them. The contract was originated in 1989. Doug found out that their collection entity does not handle homeowner collections. Bill said he has a call in to CFW. Barney said that one of the CFW collections people was a former homeowner. Barney seconded Jim's motion that we give them 90-day written notice, effective 90 days from the date of the certified letter. Bill will generate the letter. Tony suggested we have someone in place to pick up on collection business. Tony suggested we have a mechanism between the date of past due and a lien. Barney said he would contact CFW and ask them to come to our next meeting with a proposal. Based on the bylaws, Doug said he has a list of those who are past due. Barney suggested we suspend sending accounts for collection this month until we get CFW in place with a contract. Julie said that for Appleton Downs, they used to have approximately \$4,000 past due collections and now only have about \$700 in collections. They use CFW to collect. Julie sends out coupons with late fees that she puts out, and it seems to be working. All voted in favor of contacted CFW.

Bill said that the letter to terminate the contract with CCB&C was written by Pam and approved by Mark. Bill will send the letter to Pam at CCB&C and pay any reasonable fees entitled to her. All agreed that she is rude and abrasive. Bill told her she would have to work amiably with the Board and with Sareen. Many homeowners have sent in late payments to Sareen vice to Pam at CCB&C, likely because she is rude.

Regarding complaints, Jim read them. A complaint was sent in about 138 Bell Haven that has a trailer in the driveway and a Jazzercise sign in front. Jim said that in Lakewood Manor there is nothing in the deed of dedication that says anything about posting a sign because he read the entire section. There is also a boat in the garage. The trailer is under 25 feet in length, according to Jim, so we may have trouble enforcing it. According to County law, a trailer must be under 25 feet in length. Barney suggested we get a tape measure and measure it. The owner moved in on 1 September. According to the deed of dedication about trailers, on Page 9 of the Lakewood Manor, paragraph 5, no trailers should be maintained in the subdivision. The length is not mentioned. Barney

asked who would send the letter to the property owner. Bill will send a letter telling them to remove it. Regarding a sign in the yard for Jazzercise, Barney said that patrons of Jazzercise can get a discount if they display signs on their property advertising Jazzercise.

Bill delegated to Tony to handle a complaint regarding the owner of 113 Lakewood who started building an addition in the back in May 2005. He apparently is doing the work himself, and the progress is slow, if at all, and there are trees cut down and brush piled high, construction materials scattered about, including ladders, wheel barrels and piles of lumber. One of the newly constructed walls appears to have fallen partially over. The homeowner who filed the complaint is hoping the Board can encourage the homeowners at 113 Lakewood to move the project along or at least clean up. They eyesore is not visible from the front – only from the back on the Rosedale Drive side. Bill said he has permits (he talked to the guy), but additions are supposed to be submitted to the Board for approval – it was not. The complaint is based on the project being too slow. Don said they are working on it now, and the Mormons are chipping in and helping him, likely for free. Tony and Don could walk over to Rosedale and examine the situation. We could ask the complaining homeowner if we could go into her house and view the project. Don and Tony agreed to walk by on Sunday, November 13.

A complaint was sent in from a homeowner on Chinkapin Drive who wrote in about a neighbor who sold a house to two Mexican brothers, who now have their entire families living in the house. The homeowner is concerned about whether or not his community is considered a single-family community. Jim said there may be County or State laws against it, but nothing in our bylaws that we know of. He also apologized about being late with his dues. Jim recommended we contact the homeowner and recommend he check with the County or State to deal with the matter. Bill said he would respond to the letter.

A complaint was submitted by a homeowner who threatened not to pay his bill for this year because he is disgusted with his neighbor's dogs (4 pit bulls) and yard, which he considers a trash dump. Barney suggested we look at the property. We also do not have to accept a complaint from a homeowner who is delinquent in paying. Doug said that 100 Sugarcreek may be the property that has the dogs. There is a County ordinance about barking dogs and noise, but not against the number of dogs you can have. The noise ordinance is that dogs have to be quiet after a certain hour. This is probably the only instance where a Judge would allow a tape recording of the sound, however, witnesses would have to be brought in that would confirm that the recording was done after the hour when noise must be quieted. Barney Don and Tony said they would walk by the property in question on Sunday, and Bill said he would like to join them. Ron said we should talk to the complaining owner and tell him first that we are there to observe. It was decided that the four board members would observe the 100 Sugarcreek property prior to observing the Rosedale property.

Julie asked who to contact about a car with expired tags. Bill said to contact Candace Perkins at the Frederick County Zoning and Planning Office at 665-5600.

Bill asked Ron if there has been any progress with the streetlight progress. Ron called John Sisler and spoke to him about it. John said that within 6-7 feet from the transformer there would be no cost to install lights. It is \$200 per foot after the 7 feet for the conduit work. If there are shrubs around the transformer box, they will not replant shrubs or grass. They will fill in holes. They will not do any work if homeowners are opposed. They will put a flag in about 6 weeks prior. A high-pressure yellow light is \$18.98 and the white lights are \$20.47. We will pay by the month for the lighting, and it is \$200 per transformer for the conduit to install. It will be \$7.71 per foot for an extra trench if it is needed, but Ron said we could contract that out to another entity for a lesser price. We need to do a work request 6-8 weeks prior. Lights will be installed on one side or the other of a transformer and will not be put in draining ditch sloping areas. Once we get permission we need to set up a billable account for contact purposes in the homeowners association. We have enough to pay as long as people keep paying their dues. At \$200 per light, and 32 lights that have been identified, that's about \$6,400 to install, and \$20.47 per month on 32 lights, which is roughly \$700 a month and \$8,400 per year. Jim suggested Ron write a letter specifically requesting that the 30 entities that approved the streetlights early on should attend the general membership meeting. If we do so, we can determine who is in favor and who said no, then at a general membership meeting with exact locations and exact approvals/disapprovals. Letters were sent out to about 30 people, and of that number only 4 disapproved. The general membership meeting will be in March 2006, and the letter that Ron will write should state that all should attend the meeting to vote for streetlights. At the meeting, we will have our homework done including maps, etc. and we can discuss the issue and ask for a vote. If we have things laid out in a profession manner and people can see what we've done, the issue may be accepted.

Regarding the annual meeting voting in March, we will try to have it at Bowman Library.

Doug passed out balance sheets to members. Jim stated that Sareen has done an excellent job in collections. Jim and Julie and Frances will be getting together regarding a merger. They will have to dissolve their HOA through the state. Then, we can officially do a letter with Sareen and start formal discussions. The balance sheet package was reviewed.

Bill stated that the next board meeting would be held on the 10th of December.

Bill asked Tony Varda if he would be Treasurer and he accepted. Jim made the motion and Bill seconded the motion. All approved unanimously. Jim made the motion to adjourn the meeting at 12:00 p.m., and Barney seconded the motion.

The meeting was adjourned at 12:00 p.m.