

**Lakeside Development Homeowner's Association Board Meeting  
April 22, 2006**

**Members Present:**

Frances Coddington  
Morgen Cornwell  
Bill Dodson  
Julie Driver  
Jim Holbrook  
Barney Stine  
Tony Varda

**Attendees:**

Donald Browder  
Nick Cornwell  
Mark Stivers

The Lakeside Development Homeowner's Association Board Meeting was called to order by the president at 1:15 p.m. on Saturday, April 22, 2006.

The minutes were read and approved. Morgen Cornwell has accepted the position of secretary for the association.

**Old Business:**

- Treasurer's report: Discussion of the Budget

Tony presented the monthly report, attached hereto and made part hereof. He also discussed the collection of association dues. He noted that Sareen Associates is doing a fine job, having greatly reduced the number of past due association dues. It was recommended that the Board suspend the interest bearing account until we the bills are paid and the streetlight project has been completed. The treasurer's report was approved by general consent.

- Past Due Association Fees:

The board next discussed the status of past due homeowner association dues. It was noted that there has been an improvement in the collection of past due association dues, however, some homeowners continue to owe past dues. The Board then discussed institution of legal action to collect the same. Following the discussion, a resolution was made by Jim Holbrook, seconded by Barney Stine as follows:

*Resolution:* It is resolved that at any time association annual dues, special assessments, violation charges and liens exceed \$250.00 and remain past due by 90 days, the same be referred to legal counsel for collection. Any officer of the Association is authorized to appear in a court of competent jurisdiction to testify on behalf of the Association and to present Association records pertaining to same. All judgments are to be recorded in the

Circuit Court of Frederick County, Virginia. The association should keep track of all judgments until collected.

This resolution was unanimously approved.

- A Review of the “Notice of Violations”:

Mark Stivers reviewed revisions to the Courtesy Notice of Violation following discussion by the Board on March 11, 2006. He also presented the Notice of Continuing Violation and Right to Hearing. He suggested that the location and date/time should be at the monthly meetings. It was agreed that Mark Stivers contact information should be added to the Courtesy notice. Motion was made by Tony Varda and seconded by Jim Holbrook to approve the adoption of both notices.

### **New Business:**

- Cosmetic Section Added to the By-Laws

Bill Dodson brought up that he would like a cosmetic section put into effect to force people to comply. Mark Stivers was asked to write up a section and would discuss in a later meeting.

- Discussion of the Annual Meeting on Saturday, May 13, 2006

Bill Dodson passed out the agenda for the annual meeting, a notice to homeowners, and a proxy for the annual meeting. The board discussed the notice and made some modifications. Bill will make the corrections and will be sending it to Sareen to have the item mailed out by Monday, April 24, 2006.

- Insurance

Mark Stivers suggested the board look into whether the association’s insurance includes the “Errors and Omissions.” This will be discussed in a later meeting.

- Lawn Care Services

D&D Lawn Care has presented a contract for the same price for the next two years and Bill Dodson has signed the contract.

- Trash Pick-Up

Bill Dodson announced that the boy scouts picked up trash in the common areas and we paid them \$250. Discussion was made that we need to have this service done four times a year since they did such a wonderful job.

Barney Stine moved that we adjourn the meeting and Tony Varda seconded that motion. The meeting adjourned at 2:42 p.m.