

Lakeside Development Homeowner's Association Annual Meeting May 13, 2006

Attendees Present:

Board Members: 7
Homeowners: 34

Call to Order:

The Lakeside Development Homeowner's Association Annual Meeting was called to order by the president at 1:15 p.m. on Saturday, May 13, 2006.

Approval of Minutes: Morgen Cornwell

The minutes for May 14, 2005 were read and discussed and unanimously approved. Barney Stine made the motion to approve the minutes and Jim Holbrook seconded the motion.

Old Business:

Presidents Report – Bill Dodson

Bill Dodson highlighted homeowner's association business accomplished over this past year. Select items include:

- Collection Agency

The Board terminated the contract with CCC&B. The homeowner's association has now contracted the services of Sareen Associates. Active collection efforts of the Association have greatly reduced the outstanding past due accounts receivable.

- Trash Pick-Up

The Boy Scouts were recognized for their excellent work during the trash pick-up in April of 2006.

During the cleanup some empty alcohol containers and some paraphernalia were found in common areas. In response, a request for additional police presence was requested on behalf of the association by Bill Dodson during a Board of Supervisors meeting, with follow up discussion with Supervisor Gene Fisher.

- Cars without valid registration

There were 32 instances of vehicles missing valid registration during the past year. Violation notices were sent to the homeowners by the County Zoning Administrator. To this date 11 potential violations still remain outstanding.

Treasurer's Report: Tony Varda

The treasurer's report was read and discussed and unanimously approved by all members. Barney Stine made a motion to approve and accept the request and Ron Wible seconded the motion.

Fine Structure and Update of By-Laws: Mark Stivers

Association Counsel Mark Stivers discussed the updated by-laws and gave a handout to the attendees of §55-513 of the Code of Virginia and current Bylaw Provisions entitled "Adoption and Enforcement of Rules". He also discussed and explained revisions to the *Courtesy Notice of Violation* and the *Notice of Continuing Violation and Right to Hearing*. Bill Dodson made a motion to adopt both notices and Tony Varda seconded the motion. Following the discussion, the motion was unanimously approved by all members present.

New Business:

- Gene Fisher, Shawnee District's representative to the Frederick County Board of Supervisors was invited as a guest speaker.

Gene Fisher addressed concerns about isolated vandalism and reported that the sheriff's office has increased their coverage of the area in response to the President Bill Dodson's request to the Board of Supervisors.

There was also a question and answer session. One member raised concerns about leaf collection and dumping in the 100 block of Fairlawn and a question was raised about how to control this area. Another issue was the drainage problems in the 200 block of Lakeridge Drive. One member stated she has brought up this issue to the county and wanted to make the HOA aware of this issue. Gene Fisher stated that landowners have to take action on any liability issues, but VDOT should be called to address the blocked drainage pipes due to the leaf dumping. Gene Fisher said he would further investigate the issue and speak to Bill Dodson. The board reminded the attendees to check the website for updates. It was suggested to the homeowner that she bring these issues to the monthly board meeting.

- Election of New Board Members

It was stated Jim Holbrook would be leaving the board after many years of dedicated service. Therefore, the association needed one, and would appreciate two more candidates for election. Christopher Bean and Ruth Clark both volunteered to be candidates. Tony Varda made the motion that the new candidates be accepted and Barney Stine seconded the motion. Bill Dodson made a second motion that all candidates be elected to the Board, which motion was seconded by Ron Kuykendall and unanimously approved by all members present and in conjunction with the proxies tendered and listed as follows.

Proxy Votes:

Total Proxy Votes Returned: 30

1 was assigned to the board
3 were assigned to Bill Dodson
1 was assigned to Frances Coddington
1 was assigned to Tony Varda
1 was assigned to Ron Wible
18 were assigned to the majority
4 were assigned to property owners

- Proposed Budget for 2006-2007: Doug Mort of Sareen Associates

Doug Mort stated that the dues, HOA packet costs, and general expenses would not change except for the small increase in insurance and the legal fees. Some new items would be the clean-up fees and the street light project. Jim Holbrook made the motion to approve the budget and Ron Wible seconded the motion, which was unanimously approved by all members present.

- Street Light Proposal: Ron Wible

The lights would cost \$200/per light to install and \$20 a month/per light for the power. The board is looking at 30 new lights in the area. The lights would be rented from Allegheny Electric. The association would pay for the installation and the electricity. Allegheny would be responsible for the maintenance. Ron Wible brought up the areas that would need lighting to discourage vandalism and for safety. Affected homeowner's will be advised and asked for permission to have the streetlights on their property. Barney Stine made the motion to adopt the street light project allowing installation of up to 30 lights, which was seconded by Morgen Cornwell. The motion passed 59 (counting proxies) in favor to 5 against.

- Common Area Clean-Up

Bill Dodson made a motion that the association continues with Boy Scouts trash collection on a quarterly basis or as needed, that was seconded by John Stringham. Following discussion the motion was unanimously approved.

- Leaf Collection

Bill Dodson discussed the idea of having a leaf collection service. Bill Dodson researched the cost of this service and found that D&D was the cheapest at \$3 a bag. This contemplates collection twice in the fall and once in the spring for those that choose to be on the list. Jim Holbrook made a motion to authorize leaf pick-up services for those that choose to have this service up to three times a year, which was seconded by Frances Coddington and unanimously approved.

Adjournment

Jim Holbrook moved that we adjourn the meeting and was seconded by John Stringham. The meeting adjourned at 3:35 p.m.

Respectfully Submitted,

Morgen Cornwell,
Secretary LDHOA