

# Annual Lake Meadows Homeowners' Association Meeting

Hello neighbors, please disregard the prior notice of the annual meeting as it contained an error in the time and was not delivered via US Postal Service. The correct meeting time is 6:30PM on Thursday, March 12, 2020 as reflected below.

When: 6:30PM Thursday March 12, 2020

Where: Room 106 (Joy Classroom)  
Boones Creek Christian Church  
305 Christian Church Road  
Johnson City, TN 37615

Please enter through Entrance B (Kafe Doors) on the side of the building.

**We look forward to seeing everyone there!**

Lake Meadows Homeowners' Association  
Annual Meeting Agenda  
March 12, 2020

- I. Invocation
- II Welcome and Call to Order
- III. Review/Approve Minutes for the annual meeting March 14, 2019
- IV. Committee Reports
  - A. Architectural Committee
  - B. Pool Committee
  - C. Dock Committee
  - D. Social Committee
- V. Treasurer's Report
  - A. Discuss and approve 2020 budget
  - B. Set Dues for the fiscal year 2020
- VI. Old Business
  - A. Mike Bashor's appeal to the association
- VII. 2019 Review
- VIII. New Business
  - A. Restated and Amended Bylaws
- IX. Board Nominations and Election of Officers

Terms Continuing

Tony Seaton

Jeff Williamson

Michael Omland

Terms Expiring

Terri Knapp

Pam Vermillion

- X. Adjournment

**Lake Meadows Homeowners' Association**  
**Annual Meeting**  
**March 14, 2019**

Location: Boone's Creek Christian Church

Proper notification of the meeting was sent via US Mail.

Attendees: John and Linda Abbott, Michael Bashor, Jerry and Donna Coffey, Jules Cox, Doug and Debbie Cruvey, Glen and Bev Davis, Mark deFluiter, Josh Gwin, Pam Jones, Dee Julian, Richard Keller, Terri Knapp and Jeb Boswell, Varun Kumar, Joyce Leicht, Tracy Matthews, Kathy Morelock, Sara and Kevin Mullins, Ken Omland, Lynn and Edna Olmand, Michael and Angie Omland, Terry and Stephanie Ricker, Delena Savee, Tony Seaton, Steve Sitton, Gabe Tocci, Sherrill Trent, Stan and Pam Vermillion, Jeff and Dreama Williamson, Janine Wycoff, and Suzanne Zwall.

Proxy representation: Billy and Kim Barton, David and Diane Blankenship, Landon Beene, Lee and Jessie Bowser, Bob and Phyllis Brumit, Greg and Heather Champney, John and Jane Crawford, Jack Garland, Julius and Vicki Gasso, Nathan Goodwin, Ken and Lynn Green, Carol Hamilton, Bob and Nancy Hart, Sandy LaGuardia, Roger and Mary Langrel, Jim and Marcella Payne, Richard and Beverly Sheldon, Charlys and Katie Silva, Lowell Sluss, Don and Pat Thomas, and Brian and Ann Marie Turner, Jerome and Delette Walker.

The Invocation was delivered by Mark deFluiter.

President Terri Knapp called the meeting to order at 6:38 pm.

All members present were asked to introduce themselves and family for the benefit of all members present.

President Terri Knapp informed those present Roberts Rules of Order would be followed and if anyone wanted to assist with the Rules process to please do so.

**Review/Approval of 2018 Minutes** President Knapp asked if there were any corrections or additions to the Minutes for March 15, 2018 Meeting. With no changes or concerns, a motion was made by Stan Vermillion and seconded by Gabe Tocci to approve the Minutes. A vote of hands was called for with no opposed and no abstained votes. Motion passed.

Richard Keller asked for the floor and made a motion to move the Board Nomination and Election of Officers before further Order of Business. President Knapp stated we would address his motion once the proxy count was completed per Tony Seaton's prior request. The meeting would continue with Committee reports while we made the count.

## **Committee Report**

### **Architectural Committee**

The Architectural Committee was represented by Gabe Tocci. Mr. Tocci thanked the Committee members: Jeff Williamson, Jerry Coffey, Steve Sitton Pam Jones, and Michael Omland for their participation. Mr. Tocci reported the Committee approved seventeen applications in 2018. President Knapp thanked all Committee members for their volunteerism in 2018.

### **Pool Committee**

Josh Gwin had no report. President Knapp thanked him for his volunteerism in 2018.

## **Dock Committee**

Mark deFluiter reported in 2018 the dock was completely rented. For the 2019 season, all slips should be rented and currently there are no slips available for kayaks and canoes. Maintenance expense on the dock should be held at a minimum since prior work had been performed according to the Reserve Study. Mrs. Kathy Morelock questioned the rental slip amount. Mr. deFluiter asked to table her questions until the meeting portion of setting dues. Joyce Leicht questioned the possibility of adding boats to the end of the dock. Mr. deFluiter explained this was not possible for the integrity of the dock. The dock is currently open to all members and there are lakefront owners that are currently utilizing the dock.

## **Tennis Committee**

No report was given.

## **Order of Business:**

After Committee reports were presented, it was announced there was a quorum with 36 members signed in, 26 proxy lots received and 9 no shows for a total of 71 lots represented.

Roberts Rules of Order requires a two thirds quorum to Change the Order of Business and required 48 votes to pass. President Knapp returned to Richard Keller's motion to move the Board Nomination and Election of Officers. No second was necessary. Roll Call Vote was taken by Secretary Pam Vermillion with the votes in favor of leaving the Agenda as published.

## **Treasurer's Report**

Mark deFluiter, Treasurer, presented the budgets and explained they were posted on the website and have explanations attached for some of the expenses incurred and projected. Mr. deFluiter also stated not on the budget but for future reference there had been a quote received for replacing the roof on the Pool house that was approximately \$11,000. This high cost is due to the solar panels located on the roof. Josh Gwin stated some of the rubberized tubes connecting the solar panels together will need to be replaced and cost around \$5 to \$6 a piece. Richard Keller questioned the replacement of the floor at the Pool Pavilion and Mr. deFluiter explained it was a hazard and a liability issue. The flooring was not originally installed properly so the boards were giving way causing a tripping hazard. Mr. Keller further wanted explanation concerning the installation of a new fob reader. Mr. deFluiter explained several of the golf carts could not exit the common area due to the loop detector not recognizing the cart. Some members have been going around the gate on the concrete and a cart had gone over the side into the grass and tennis fence area. To eliminate any liability issues and for the safety of all users a reader was being installed on the inside of the common area. Sara Mullins questioned the Legal expense of \$640 with the line explanation of discrimination. President Knapp answered this cost was from Julius and Vicki Pope Gasso's racial discrimination allegations received by Board and Architectural Committee. With no further questions concerning the 2018-2019 Budget Projected and Actual, a motion was made by Jeff Williamson and seconded by Stan Vermillion to accept the Budget as reported. A vote of hands was called for with no opposed and no abstained votes. Motion passed.

## **Reserve Study**

Mr. deFluiter presented the Reserve Study. This is the fourth year for the study and projects are proceeding as anticipated. Each year is presenting a more promising outlook for the Study. Currently the cost reported for Tennis Court is a "placeholder" and is subject to change. Portions of the Reserve for the Tennis court can be used for the Pool roof if necessary so no assessments should ever be needed. Deepest gratitude was given to the late Dick Zwall for establishing the Reserve Study. It is a great benefit to the community and its future.

## **Set Dues**

Mr. deFluiter stated no increase in dues was needed. Mr. deFluiter stated the fees for a dock slip would be increasing \$50 starting in 2019, being raised from \$350 to \$400. Mr. deFluiter introduced Kathy Morelock's motion to not increase the dues currently and review again in 2020. Richard Keller seconded the motion. After further discussion by members, some stating the dues on the dock have not been raised since 1995, others stating members of the community previously have asked for the dues to be raised, others stating this only affects the 20 boat slip renters, and an explanation money raised from dock dues goes into the operating account for all expenses; a hand vote was taken on Mrs. Morelock's motion. The motion did not pass. Jeff Williamson made a motion to accept the \$50 increase in dock dues effective in 2019 and motion was seconded by Kevin Mullins. Hand count showed 42 votes for and 1 abstained.

A motion was made by Mona Sitton and seconded by Jules Cox to accept the dues accordingly. A vote of hands was called for with no opposed and no abstained votes. Motion passed.

## **Old Business**

President Knapp report litigation with Michael Bashor had been dismissed August 28, 2018 with prejudice.

## **2018 Review and Appreciation**

President Knapp stated the accomplishments could be read from the handout. President Knapp thanked all members for their support, volunteerism, and dedication to the community. President Knapp stated listing the accomplishments is an important part of history and tracking what was accomplished each year.

## **New Business**

President Knapp reported the Board had contacted Joe Wise for a quote on Property Management of the HOA. It was estimated the cost would be over \$10,000 a year. She thanked everyone that volunteers, has volunteered to serve and assist for saving the community that amount of money.

President Knapp stated the Board would like help in setting up a new committee. A Public Relations/Social Committee to help with new members, death or illness of members, picnic, kiddo parties, etc. President Knapp thanked Michael and Angie Omland for arranging the picnic for the community this last summer, it was truly enjoyed by all. Anyone interested in forming the committee was asked to contact the Board.

Joyce Leicht requested moving the date of the meeting to another time and date of the year. Several members were in favor. Because this would be a By-Law change it could not be changed by a motion. Mrs. Leicht was encouraged to follow thru with her proposal.

## **Board Nomination and Election of Officers**

President Knapp informed members three directors terms were expiring: Jeff Williamson, Mark deFluiter and Donna Coffey. Before opening the floor to nominations, President Knapp explained following Roberts Rules of Order, a person could only nominate one person until all members had a chance to nominate. President Knapp then opened the floor to nominations/names of members to serve on the Board for the next term. President Knapp then listed names on the board as they were nominated: Joyce Leicht nominated Vicki Gasso; Glen Davis nominated Michael Omland; Stan Vermillion nominated Jeff Williamson; Kathy Morelock nominated Tony Seaton, and Mark deFluiter nominated Donna Coffey. Mark deFluiter was nominated but declined the nomination. Stan Vermillion made a motion nominations cease and Sherrill Trent seconded. Each nominee gave a mission statement. Joyce Leicht spoke on behalf of Vicki Pope Gasso, who did not attend the meeting. Closed ballots were then handed out. Per Roberts Rules of Oder you can have three or five counters. It was agreed upon three. Those three being: Edna Omland, Jules Cox, and Pam Jones.

The Meeting then recessed.

The Meeting was called back to order by President Knapp and voting results were read. New Board members are: Michael Omland, Jeff Williamson, and Tony Seaton.

Per Roberts Rules of Order, the ballots and tallying sheets will be destroyed within two weeks and after the new members are set within a ten day period. President Knapp received all documents to be destroyed.

### **Adjournment**

There being no further business, a motion was made by Jerry Coffey and seconded by Jules Cox to adjourned the meeting. The meeting was adjourned at 8:40 pm

Submitted,

Pam Vermillion, Secretary

	2019 Projected	2019 Actual		2020 Projected
Boat Slip Income	\$8,000.00	\$8,000.00		\$8,000.00
Dues Income	\$19,050.00	\$19,050.00		\$19,050.00
Reserve Allocation ( \$120 X 71 lots)	\$8,520.00	\$8,520.00		\$8,520.00
Wall Rental	\$0.00			
Misc. Income	\$0.00	\$25.00		
Interest Income	\$20.00	\$23.81		\$20.00
<b>Total Income</b>	<b>\$35,590.00</b>	<b>\$35,618.81</b>		<b>\$35,590.00</b>
<b>Expenses</b>				
<b>Reoccurring Expenses</b>				
Community Festivity	\$500.00	\$158.78		\$500.00
Website/Internet Expenses	\$192.00	\$192.00		\$192.00
Dock Maintenance	\$500.00	\$156.14		\$500.00
Tennis Court Maintenance	\$850.00	\$0.00	10	\$2,000.00
Mowing - Common Areas	\$2,600.00	\$2,330.00		\$2,600.00
Maintenance Pavilion	\$100.00	\$0.00		\$100.00
Pool Maintenance/Chemicals	\$3,000.00	\$4,104.65		\$4,000.00
Pool Equipment Repair	\$425.00	\$109.50		\$425.00
Pool Bathroom Maintenance/Repair	\$100.00	\$0.00		\$100.00
Pool updated/furniture, etc	\$200.00	\$0.00		\$200.00
Entrance Sign Maintenance		\$155.00	1	\$0.00
Electricity - Pool	\$1,500.00	\$1,787.97		\$1,800.00
Water and Garbage Expense	\$1,000.00	\$1,091.37		\$1,000.00
Gate Repair/Maintenance	\$300.00	\$0.00		\$300.00
Telephone Expense	\$700.00	\$696.39		\$700.00
Legal Expenes	\$250.00	\$0.00		\$250.00
Boone Lake Association	\$100.00	\$100.00		\$100.00
Piney Flats Volunteer Fire	\$100.00	\$100.00		\$100.00
Health Permit	\$340.00	\$340.00		\$340.00
Annual Report Filing Fees	\$25.00	\$40.95		\$25.00
Liability Insurance	\$1,700.00	\$1,475.00		\$1,700.00
Facility Rental	\$50.00	\$50.00		\$50.00
Office Expense and Postage	\$150.00	\$124.74		\$150.00
Miscellaneous Expense	\$25.00	\$6.50		\$25.00
Quickbooks Online	\$0.00	\$448.22		\$448.22
WA County Tax Property Tax	\$1,560.00	\$1,377.08		\$1,400.00
Reserve Account Allocation	\$8,520.00	\$8,520.00		\$8,520.00
<b>Total Reoccurring Expenses</b>	<b>\$24,787.00</b>	<b>\$23,364.29</b>		<b>\$27,525.22</b>

	2019 Projected	2019 Actual		2020 Projected
<b>Infrequent Expenses</b>				
Pool Ladder Repair/Fill Pipe	\$1,670.00	\$1,499.41		
New decking for covered Pool Area	\$9,500.00	\$10,850.00		
New Fob reader for leaving Common Area	\$1,984.72	\$1,270.49		
Security Camera for pool		\$105.10		
Twelve Chaise Loungers and 6 Tables for Pool area		\$2,111.29	2	
Replace Chlorinator at pool parts/labor			3	\$785.65
New robotic pool cleaner			4	\$1,578.99
Repair leaking skimmers			5	\$300.00
Pool house roof			6	\$5,000.00
Picnic tables for the lake pavillion (10)			7	\$2,000.00
New chairs for the pool area (30)			8	\$2,000.00
Table for Pool			9	\$150.00
Pickleball lines on the tennis court				\$300.00
Sun shades for lake pavillion				\$500.00
<b>Total Infrequent Expenses</b>	<b>\$13,154.72</b>	<b>\$15,836.29</b>		<b>\$12,614.64</b>
<b>Total All Expenses</b>	<b>\$37,941.72</b>	<b>\$39,200.58</b>		<b>\$40,139.86</b>
<b>Reserve Transferred for Decking</b>	\$7,000.00	\$7,000.00		
<b>Reserve Transfer for upcoming projects</b>				\$7,000.00
<b>Actual Cash Generated/Overage per Budget</b>	<b>\$4,648.28</b>	<b>\$3,418.23</b>		<b>\$2,450.14</b>
1 Painted the entrance sign and moved some shrubery for visibility				
2 Several loungers and tables were failing. Replaced all with 12 new loungers and 6 tables.				
3 Current chlorinator is cracked. Replace with new mounted version				
4 Current cleaner is still working but is starting to lose power				
5 One skimmer repaired this past summer, but the others are showing signs of wear				
6 Remove cedar shakes and replace with asphalt shingles on pool house/pavillion				
7 Current tables are starting to rust. Replace with 10 new picnic tables				
8 Replace all current chairs in the pool area with new chairs				
9 One additional round table for the pool pavillion to replace the picnic table currently there				
10 Repair cracks in the tennis court surface.				



		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Dues Increase	\$120.00	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
# of Lots	71																				
Reserve Revenue	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520	\$8,520
5 years Res Rev	\$42,600																				
Costs																					
Pool Roof			\$2,680																		
Boat Dock Decking		\$3,500	\$3,500																		
Tennis Court Replace						\$13,000							\$13,000								
Cables/Anchors						\$6,000															
Pool house refurb						\$2,675															
Pool sweeper/pump					\$650																
Pool Furniture/App						\$6,000															
TC Crack Repair											\$8,000										
Salt Filter system										\$1,850											
Pool Heater										\$4,000											
Slip & Dock Bumpers									\$2,000												
Lights, signs, safety				\$300		\$300		\$300		\$200											
Interior Deck Boards									\$7,000												
Waterline, Faucets on Dock									\$1,000												
Pool Cover									\$2,000												
Resurface Pool											\$8,000										
Pool deck resurface																\$12,000					
Roof on Boat Dock													\$12,000								
Tile & pool lights											\$1,500										
TC Crack Repair																\$8,000					
Winches																			\$2,400		
TC Fencing																					\$5,000
Paving																					
Total Expenses		\$3,500	\$6,180	\$300	\$650	\$27,975	\$ -	\$300	\$12,000	\$6,050	\$8,000	\$9,500	\$ -	\$25,000	\$ -	\$20,000	\$ -	\$ -	\$2,400	\$ -	\$5,000
5-year increments						\$38,605					\$26,350					\$12,000					\$7,400
Running Reserve Acct		\$5,020	\$7,360	\$15,580	\$23,450	\$3,995	\$12,515	\$20,735	\$17,255	\$19,725	\$20,245	\$19,265	\$27,785	\$11,305	\$19,825	\$8,345	\$16,865	\$25,385	\$31,505	\$40,025	\$43,545