

2020 MINUTES OF ANNUAL MEETING OF LAKE MEADOWS HOMEOWNERS  
ASSOCIATION, INC.

Lake Meadows Homeowners Association, Inc. Annual Meeting

Date: March 12, 2020

Place: Boones Creek Christian Church

The annual meeting of the Lake Meadows Homeowners Association, Inc., was held pursuant to the By Laws on March 12, 2020, at the Boones Creek Christian Church. The members were properly notified by US mail and proxies were signed and filed and accepted by the secretary. There were no objections to the notice and meeting.

There was a quorum present at the meeting in that there were 23 represented lots present at the meeting and the secretary accepted proxies for an additional 17 represented lots for a total of 40 lots.

The following people were present with corresponding number of lots: John & Linda Abbott (1); Mike Bashor (1); Lee and Jessie Bowser (1); Donna Coffey (2); Doug & Debbie Cruvey (1); Mark DeFluiter (1); Pam Jones (1); Richard Keller (1); Joyce Leight (1); Lonnie & Danielle (1); Kathy Morelock (2); Michael & Angie Omland (1); Michael & Delena Savee (1); Tony Seaton (1); Steve & Mona Sitton (2); Gabe Tocci (1); Sherrill Trent (1); Pam Vermillion (1); Jeff & Dreama Williamson (1); Suzanne Zwall (1). Total Votes 23.

The following proxies were accepted: Varun Kumar (1) Lot 3G (to Gabe Tocci); Deanna Julian (1) Lot 11A (to Tony Seaton); Josh & Maria Guinn (1) Lot 7F (to Gabe Tocci); Glenn Davis (1) Lot 1C (to Tony Seaton); Lowell Sluss (1) Lot 3H (to Donna Coffey); Terri Knapp (2) Lots 6G & 7G (to Donna Coffey); Donald Thomas (1) Lot 4G (to Donna Coffey); Ken Omland (1) Lot 1F (to Michael Omland); Lynn Omland (1) Lot 3A (to Michael Omland); Julie Cox (2) Lot 3B & 4B (to Tony Seaton); Jackie Garland (1) Lot 7C (to Tony Seaton); Billy Barton (1) Lot 2B (to Tony Seaton); Carol Hamilton (2) Lots 6A & 7A (to Tony Seaton); Jerome & Delette Walker (1) Lot 2D (to Joyce Leight). (proxies of Kenneth & Lynn Green and Roger & Mary Langrel appointing themselves and not being present were invalid). Total Votes 17.

The meeting was called to order by Tony Seaton, President. Mark DeFluiter gave the opening prayer.

Joyce Leight made a motion to waive the reading of last year's minutes and to accept the minutes. The motion was seconded by Donna Coffey. The motion passed unanimously.

#### Committee Reports

Architectural Committee: Jeff Williamson presented the architectural committee report. Mr. Williamson said that it was mostly a quiet year and no new construction was approved.

Pool Committee: Michael Omland suggested that the association approve new roofing and other minor repairs. Tony Seaton reported that Josh Guinn does not wish to remain as chairman of the pool committee. Different options were discussed. The board can either hire someone to maintain the pool, volunteers can maintain the pool or the pool can be closed for periods of time. The board will make decisions depending upon whether volunteers are available.

Dock Committee: Mark DeFluiter reported that the dock is fully leased. Currently the dock brings in \$8,000 annual income for the association. One of the anchors needs to be replaced.

Social Committee: No one was present to give a report; however, it was discussed that the committee had done a great job and most encouraged that the social events continue.

Tennis Committee: Tony Seaton reported that the cracks would be filled in the tennis court and that additionally lines will be painted on the courts for homeowners to play pickle ball.

Treasurer's Report. Michael Omland presented the last year's budget and expenditures. Upon motion by Pam Vermillion to accept and approve the last year's expenditures, seconded by Michael Omland, the motion unanimously passed to accept the report and expenditures.

Michael Omland then presented the new budget. The budget is attached. Mark DeFluiter made a motion that the budget be approved. The motion was seconded by Steve Sitton. The motion passed unanimously.

Donna Coffey moved to set the 2020 dues at \$150 per unimproved lot and \$300 per improved lot. Additionally, each lot is assessed \$120 for the reserve account. The motion was seconded by Pam Vermillion. The motion was unanimously approved.

Old Business. Tony Seaton, President, discussed that the board was suggesting an appeals process for all homeowners who feel they have been denied approvals or rights to the association. He further stated that Mr. Bashor had requested that the association pay for his attorney's fees and damages which he felt were the association's responsibility as a result of litigation of which he and the association had been involved. Mr. Bashor had previously presented his request to the Board or Directors. After his presentation at a board of directors meeting, there was no motion to approve his expenses, therefore the action died for lack of a motion. Mr. Bashor was then told that he could present his action to the entire association. Mr. Bashor requested that the association pay him damages of \$16,707.92 and attorney's fees of \$578.38. Mr. Bashor made the motion to the association but the motion was not seconded. The action therefore dies for lack of a second to his motion.

2019 Review. Tony Seaton reported that the association had repainted the Lake Meadows entrance signs, had installed a new fob reader for the common area and had redecked the pool pavilion area. Additionally, new furniture was provided at the pool area.

New Business. The board of directors worked for the past year to revise the bylaws of the association. It was pointed out the association is governed by the bylaws and that the restrictive

covenants govern individual lots and building rights. It was further discussed that the bylaws were written 38 years ago and needed revision. The new bylaws include but are not limited to the following: email voting in certain instances, proxies shall be sent out blank and not suggest any one person or individual, removal of the right for board members to vote on behalf of absentee members, term limits of board members to two consecutive terms, allowing telephone meetings on single issue items, requiring any rules made by the board of directors to be approved by the association, requiring all dues or assessments to be approved by the association, requiring all records to remain open to the association, and allowing aggrieved association members rights to appeal to the board of directors and to the association.

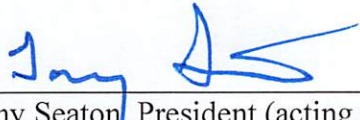
The new bylaws, upon approval, shall take the place of the old bylaws and shall be recorded. The bylaws to be approved requires the approval of 60% of the current directors and 60% of the homeowners.

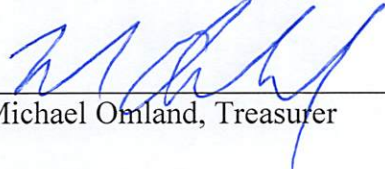
The current directors, Jeff Williamson, Michael Omland, Pam Vermillion, and Tony Seaton all verbally approved the new bylaws. Donna Coffey stated that she possessed Terri Knapp's proxy and that Terri Knapp would furthermore approve.

A motion was made by Michael Omland to approve the new bylaws by the association. The motion was seconded by Kathy Morelock. A voice vote was taken and the bylaws were unanimously approved.

Director Election. Directors were discussed for the next year. It was announced that Terri Knapp and Pam Vermillion's terms were expiring. Michael Omland made a motion to appoint Terry Ricker, seconded by Donna Coffey. Kathy Morelock made a motion that Julie Cox be nominated, seconded by Steve Sitton. A motion was made by Mona Sitton that the nominations cease and that Terry Ricker and Julie Cox be elected by acclamation. The motion was seconded by Michael Omland and unanimously approved.

There was a motion to adjourn. The meeting was adjourned.

  
\_\_\_\_\_  
Tony Seaton, President (acting on  
behalf of Terri Knapp (absent))

  
\_\_\_\_\_  
Michael Omland, Treasurer

I declare that I was not at the above mentioned meeting but that I am a homeowner in good standing and hereby assent and agree to all of the business conducted at said meeting on March 12, 2020. I further indicate my assent and approval of the proposed 2020 bylaws of the association.

Tony Ruff Date: 3/22/20 Lot # 2F  
Sandra Lohr Date: 3/29/2020 Lot # 9, 10, 11C  
\_\_\_\_ Date: \_\_\_\_\_ Lot # \_\_\_\_\_  
\_\_\_\_ Date: \_\_\_\_\_ Lot # \_\_\_\_\_  
\_\_\_\_ Date: \_\_\_\_\_ Lot # \_\_\_\_\_  
\_\_\_\_ Date: \_\_\_\_\_ Lot # \_\_\_\_\_  
\_\_\_\_ Date: \_\_\_\_\_ Lot # \_\_\_\_\_  
\_\_\_\_ Date: \_\_\_\_\_ Lot # \_\_\_\_\_