

**Lake Meadows Homeowners' Association
Annual Meeting
March 15, 2018
Agenda**

- I. Invocation
- II. Welcome and Call to Order
- III. Review/Approval of 2017 Minutes March 16, 2017
- IV. Committee Reports.
 - a. Architectural Committee
- V. Treasurer's Report
 - a. Discuss and approve
 - b. Set Dues for fiscal year 2018
- VI. Old Business *
- VII. 2017 Review and Appreciation
- VIII. New Business
- IX. Board Nomination and Election of Officers
 - a. Terms Continuing
 - Mark deFluiter
 - Jeff Williamson
 - Donna Coffey
 - Terms Expiring
 - Terri Knapp
 - Pam Vermillion
- X. Adjourn

* The HOA is currently in litigation with Mike Bashor, who filed a civil action against the HOA and certain Board Members past and current. We are represented by Dan Coughlin of Massengill, Caldwell, & Coughlin, P.C., retained by State Farm. The Board cannot discuss any issues pertaining to said litigation (including, but not limited to, the common area, amenities, and extra 2014 assessment) pursuant to the advice of Mr. Coughlin. We direct any and all questions to Mr. Coughlin, 423-764-1174.

Lake Meadows Homeowners' Association
Annual Meeting
March 16, 2017

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, John Crawford, Mark deFluiter, Bill Hamilton, Terri Knapp and Jeb Boswell, Ed and Donna Leeds, Steve and Mona Sitton, Don Thomas, Ann Marie Turner, Stan and Pam Vermillion, Jeff and Dreama Williamson.

Proxy representation: Landon Beene, Bob and Phyllis Brumit, Greg and Heather Champney, Guy Clark, John Douglas, Allen and Sue Dyer, Julius and Vicki Gasso, Ken and Lynn Green, Bob and Nancy Hart, Roger and Mary Langrel, Kevin and Sara Mullins, Lowell and Emily Sluss, Gabe and Rachael Tocci, Randy and Janine Wykoff and Dick and Suzanne Zwall

The Invocation was delivered by Pam Vermillion on behalf of Dick Zwall.

President Terri Knapp introduced members of the Johnson City Power Board and turned the meeting over to Mr. Mark Eades, Chief Engineering & Technical Officer and Mr. Ken Edgar, Field Engineer Supervisor, and Mr. Rodney Metcalf. President Knapp thank the Power Board for taking the time to personally talk to the community members about the project and their concerns.

Power Board Presentation: Due to the power lines on Lake Meadow Drive being in the ground for approximately 35 years, the line is failing. There will be a new line installed and placed in conduit. The new line will run down the right hand side of the road, and cutovers will provide the lines to the homes on left side of the road. The project will begin the end of April to middle of May and will take approximately 4 months or longer. Home owners will be notified by the Power Board of outage dates and approximate length of time. Between now and the start of the project, there will be several yard and road markings in orange, red, and yellow. **The Power Board asks that speed of cars be held to a minimum during this process. The cutovers will have gravel and if the cars are traveling too fast, the gravel will be spread all over the road.** The Power Board is hopeful for a smooth and easy transition.

NOTE: If you have any questions, please contact the Power Board. At the end of these minutes you will find a copy of the business cards provided. They will also be posted under Special Announcement on the website.

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

Review/Approval of 2016 Minutes President Knapp asked if there were any corrections or additions to the Minutes for March 17, 2016 Meeting. With no changes or concerns, a motion was made by Stan Vermillion and seconded by Jerry Coffey to approve the Minutes.

Statement of Position President Knapp read the Statement of Position to members in attendance for a thorough understanding of the Meeting procedures and discussions.

Committee Report

Architectural Committee

The Architectural Committee was represented by Steve Sitton, Chairperson. Mr. Sitton thanked the Committee members: Jeb Boswell, Jeff Williamson, Jerry Coffey, and Gabe Tocci for their participation. Mr. Sitton reported Bob and Phyllis Brumit were in the process of constructing a new home at 4 Point 1. The project is proceeding without incident and Mr. and Mrs. Brumit have been wonderful to contend with. Glenn and Bev Davis filled in their pool and constructed a beautiful patio that is a great addition to their home. Logan and Brittany Burleson have met with the Committee and are in the process of remodeling their home. That project is proceeding well. Mr. Sitton reported he installed a new boat ramp. Mr. Sitton complimented Steve Terry for being available to answer any questions the Committee may have and Mr. Terry has been of extreme benefit. The Committee truly appreciated Mr. Terry.

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 explained some projects that were approved at the 2016 Annual Meeting were moved into 2017 and there was money carried over also for those projects from 2016. After review of the Budget a motion was made by AnnMarie Turner and seconded by Stan Vermillion to accept the 2016 budget as reported.

Mr. deFluiter advised there were still two dock slips available to ALL community members.

While presenting the 2017 budget Mr. deFluiter stressed the importance of volunteers especially for the pool. Without volunteers the pool costs could double or triple for the year.

Mr. deFluiter stated no increase in dues was needed. With the Reserve Fund and Reserve Timeline established it was felt the Association was in good financial standing. Mona Sitton made a motion to accept the current 2017 Budget as presented and set dues accordingly. The motion was seconded by Stan Vermillion.

Reserve Study

In the absence of Dick Zwall, Chairperson, Mark deFluiter presented the Reserve Study. This is the second year for the study and projects are proceeding as anticipated. A portion of the dock was to be repaired in 2016 and that was moved to 2017 (as approved on the budget.) Each year is presenting a more promising outlook for the Study. Appreciation was given by Mr. deFluiter and community members on the efforts Mr. Zwall gave and has given for this Study. It is a great benefit to the community and its future.

Old Business

President Knapp reported the community has now received a Recorded Easement from Mary and Jeff Shapiro correcting all encroachments. The encroachments are now clear. We were also given lifetime use of the Peninsula, but must cover the Shapiro's on our insurance as additionally insured. Even though there was enough community members approving Jeff and Mary Shapiro's annexation into Lake Meadows, the Shapiro's decided not to be annexed into the community. This was an ongoing process for over four years. The Board and community members expressed their appreciation to Jeff and Mary Shapiro and asked when and if you see Jeff and Mary, to please personally thank them.

2016 Review and Appreciation

President Knapp thanked members of the Architectural Committee - Steve Sitton, Chairperson, Jeb Boswell, Jeff Williamson, Gabe Tocci, and Jerry Coffey; the Dock Committee - Mark deFluiter, Chairperson, Jeff Williamson, Steve Sitton, and Jerry Coffey; the Pool Committee - Josh Gwin and Rachael Tocci for their volunteerism and willingness to help the community.

With personal knowledge shared from Dave's Waves, Pam Vermillion expressed deep gratitude to Josh Gwin and Rachael Tocci as our pool was one of the best kept in a summer of extra ordinary heat and conditions according to Dave's Waves.

The community remains debt free and has maintained a balanced budget.

The dock was at 100% rental to ALL members of the community even with the lake drawn down.

After almost four years of negotiation with Jeff and Mary Shapiro, the encroachments have now been released and recorded.

New Business

President Knapp read a notice from Mary Langrel concerning solicitation in the community and advised all members to beware of door to door people. She had encountered untrustworthy individuals and only found out after another member (AnnMarie Turner) had contacted the Sheriff's Department for assistance.

Joyce Leicht also wrote a notice to be shared at the Meeting that expressed concern for the children using golf carts traveling too fast; speed throughout the community by contractors and community members; and there was a stop sign at the corner of McAfee Bluff and Lake Meadow Drive.

President Knapp read a letter from Brantley Mullins concerning a fund raiser she was doing, with decals Miss Mullins designed and was selling to raise funds to help offset expenses for a trip to Copper Mountain, Colorado to compete in the USASA Junior Nationals competition. Miss Mullins qualified in the snowboarding slope style event. We are TN and community proud of Miss Mullins.

Board Nomination and Election of Officers

President Knapp opened the floor to nominations/names of members to serve on the Board for the next term. Steve Sittton nominated Donna Coffey and Stan Vermillion nominated Mark deFluiter and Jeff Williamson. Nominated members left the room. President Knapp opened up the floor for any additional nominations or volunteers. There being none, the floor was then open to discussion. Following the discussion period, voting was performed by Voice Vote (viva voce) with all yeas, no nays and no abstains. By unanimous vote, Mrs. Coffey, Mr. deFluiter and Mr. Williamson will serve an additional two year term.

Other New Business

A discussion was held concerning establishing a committee for community members to notify if they know a neighbor that is needing help due to sickness, surgery, or personal issues. No member volunteered to establish this committee. Donna Coffey recommended if a member knows of a neighbor/friend to contact a Board member and a community email will be sent informing the community of those wanting/needing help.

Jerry Coffey expressed the Lake Meadows Website is a wealth of information. The website supplies several resources to answer members concerns: Minutes, Expenditures, Reserve Study, By-Laws and Covenant, just to name a few. Appreciation was give to Heather Champney for establishing such a wonderful site for our community.

Bill Hamilton personally expressed great gratitude and appreciate to the Board for their continued efforts in running the HOA as a business, being transparent, and to see the positive effects on the community. Donna Coffey thanked Mr. Hamilton for his shared thoughts, that they were very much appreciated and everyone on the Board needed to hear their work and time truly is appreciated.

Adjournment

There being no further business to come before the Board, a motion was made by Donna Coffey and seconded by AnnMarie Turner for the meeting to adjourn. the meeting was adjourned at 7:45 pm

Submitted,

Pam Vermillion, Secretary

	2017 Projected	2017 Actual	Difference	2018 Projected	
Operating Income					
Boat Slip Income	\$7,000.00	\$6,975.00	\$25.00	\$7,000.00	
Dues Income	\$18,900.00	\$18,900.00	\$0.00	\$19,050.00	
Reserve Allocation (\$120 X 71 lots)	\$8,520.00	\$8,520.00	\$0.00	\$8,520.00	
Wall Rental	\$0.00	\$0.00	\$0.00	\$0.00	
Misc. Income	\$0.00	\$100.00	-\$100.00	\$0.00	
Interest Income	\$12.00	\$14.09	-\$2.09	\$15.00	
Total Income	\$34,432.00	\$34,509.09	-\$77.09	\$34,585.00	
Expenses					
Reoccurring Expenses					
Website/Internet Expenses	\$295.00	\$291.99	\$3.01	\$192.00	1
Dock Maintenance	\$500.00	\$173.69	\$326.31	\$500.00	
Tennis Court Maintenance	\$500.00	\$871.83	-\$371.83	\$850.00	2
Mowing - Common Areas	\$2,450.00	\$2,200.00	\$250.00	\$2,600.00	3
Pool Maintenance/Chemicals	\$3,600.00	\$4,094.80	-\$494.80	\$3,800.00	4
Pool Equipment Repair	\$250.00	\$428.27	-\$178.27	\$425.00	5
Pool Bathroom Maintenance/Repair	\$100.00	\$118.79	-\$18.79	\$100.00	
Pool updated/furniture, etc	\$0.00	\$1,080.75	-\$1,080.75	\$0.00	
Electricity - Pool	\$1,500.00	\$1,411.42	\$88.58	\$1,500.00	
Water and Garbage Expense	\$1,700.00	\$857.15	\$842.85	\$1,000.00	6
Gate Repair/Maintenance	\$200.00	\$150.00	\$50.00	\$200.00	
Telephone Expense	\$625.00	\$643.24	-\$18.24	\$675.00	
Legal Expenses	\$250.00	\$0.00	\$250.00	\$250.00	
Boone Lake Association	\$100.00	\$100.00	\$0.00	\$100.00	
Piney Flats Volunteer Fire	\$100.00	\$100.00	\$0.00	\$100.00	
Health Permit	\$340.00	\$340.00	\$0.00	\$340.00	
Annual Report Filing Fees	\$25.00	\$20.47	\$4.53	\$25.00	
Liability Insurance	\$1,262.00	\$1,180.00	\$82.00	\$1,458.00	
Facility Rental	\$50.00	\$50.00	\$0.00	\$50.00	
Office Expense and Postage	\$150.00	\$57.40	\$92.60	\$150.00	
Miscellaneous Expense	\$25.00	\$0.00	\$25.00	\$25.00	
WA County Tax Property Tax	\$1,560.00	\$1,555.20	\$4.80	\$1,560.00	
Reserve Account Allocation	\$8,520.00	\$8,520.00	\$0.00	\$8,520.00	
Total Reoccurring Expenses	\$24,102.00	\$24,245.00	-\$143.00	\$24,420.00	
Infrequenet Expenses					
Water Line Repair	\$3,800.00	\$2,271.00	\$1,529.00		
Dock Deck Board	\$3,500.00	\$7,272.04	-\$3,772.04		**
Paving/Resealing Pavilion Pool Parking	\$3,500.00	\$2,400.00	\$1,100.00		
Pavilion Ceiling	\$3,800.00	\$4,125.00	-\$325.00		7
Septic Tank Pumped	\$500.00	\$405.00	\$95.00		
Fence replacement from Pool to Cove	\$2,600.00	\$2,098.98	\$501.02		
Pool Salt Cell IC60				\$1,131.63	8
Repair/replace doors at Pool Area				\$3,500.00	9
Ceiling at Pool				\$3,000.00	9
Repaint Lake Meadow signs (tennis court and dock)				\$500.00	
Swimming Pool Ladders				\$2,285.00	10
Total Infrequent Expenses	\$17,700.00	\$18,572.02	-\$872.02	\$10,416.63	
Total All Expenses	\$41,802.00	\$42,817.02	-\$1,015.02	\$34,836.63	
Actual Cash Generated/Overage per Budget	-\$7,370.00	-\$8,307.93	\$937.93	-\$251.63	

1	Email tracking discontinued due to servers rejecting email					
2	Annual repair should cut reserve costs for resurfacing more than half for 2025					
3	Increase due to cleaning lake bank growth due to water level being down					
4	Purchased additional keys for pool gate - \$323					
5	Complicated plumbing repairs in Pool house by Dave's Waves					
6	Water line replaced at the beginning of season and no significant leaks during 2017; budgeted 2018 assuming no major leaks					
7	Installed new ceiling fans - not part of the original quote					
8	Device administers salt/chemicals into pool circulation lines (current one is broken)					
9	Ceiling and door replacement rough estimate from one vendor - budgeted for place holding only - subject to change					
10	Light rust starting to form on bottom of rails - integrity was questioned					
**	Docks repairs were paid out of 2017 operating funds. Did not need to access \$7,000 from Reserve account as projected.					
	Bank of Tennessee Checking account balance as of December 31, 2017 = \$3,758.82					
	Bank of Tennessee Reserve account balance as of December 31, 2017 = \$22,249.26					

Benefit of Reserve

BJ Features

2017 a banner year for Tri-Cities real estate

Trends bode well for 2018 as well

By Don Fenley

momentum. "We thought an increasingly tighter inventory would hold us back," Kistner said. "But it didn't. The bar was raised again."

Single-family sales started out strong but hit a soft patch in the second quarter of 2017. At the same time, condo and townhome sales were on a roll. Double-digit gains were the name of the game. August was the only time they took a breather. Karrom Boonsue, managing broker at Keller Williams Realty, attributes the sales spike to a combination of new financing terms and the health of local home owner associations. "At the end of the recession, there were some homeowner associations with reserves that were not large enough. That made investors and buyers wary of purchases." When the situation was resolved sales took off.

The fact that residential sales were barely keeping up with the 2016 pace for the first half of this year was

SEE REAL ESTATE, 18

Lake Meadows Home Owners Association

2017 Board Accomplishments

- REMAIN DEBT FREE
- BALANCED BUDGET
- RESERVE FUND ON PROJECTED COURSE WITH \$7,000 UNUSED IN 2017
- 100% DOCK RENTAL IN SPITE OF DRAW DOWN - OPENED TO ALL MEMBERS
- COMPLETION OF ALL INFREQUENT EXPENSES:
 - REPLACED DOCK DECKING ON ALL FINGERS; AND RUB RAIL REPLACED ON 95% OF PERIMETER
 - RESEALED ALL ASPHALT AT COMMON AREA
 - ENCLOSED CEILING AT PAVILION
 - PUMPED SEPTIC TANK
 - INSTALLED NEW WATERLINE TO POOL AREA
 - INSTALLED LIFETIME FENCE BETWEEN COMMON AREA AND SHAPIRO
- CLEANED AND REFURBISHED POOL STORAGE ROOM
- REFUBISHED BATHROOMS AT POOL AREA WITH SHELVING AND CLEANING SUPPLIES FOR EACH BATHROOM
- PURCHASED NEW UMBRELLAS AND SMALL TABLES FOR POOL AREA
- REPLACED POOL BASKETBALL HOOP
- CLEANED AND COVERED GRILL AND PURCHASED SUPPLIES AND PROPANE FOR USAGE
- MET WITH AND ARRANGED FOR JOHNSON CITY POWER BOARD TO BE AT ANNUAL MEETING FOR QUESTION AND ANSWER SEGMENT FOR THE COMMUNITY

		Lake Meadows Homeowners Association					
		Mar-18					
Home Owner	Address	City/State	Lot #	Telephone	E-mail Address		
John & Linda Abbott	266 Lake Meadow Drive	Gray, TN	1D	423-282-3139	lzabbott@yahoo.com	1	
Billy & Kim Barton	155 Lake Meadow Drive	Gray, TN	2B		BCBartonJr@yahoo.com	1	
Michael Bashor	224 Lake Meadow Drive	Gray, TN	8A		kimberly.barton@yahoo.com	1	
Landon Beene	269 Lake Meadow Drive	Gray, TN	8D	Landon: 423-967-8668	landon@tributemediasource.com	1	
David & Diana Blankenship	212 Lake Meadow Drive	Gray, TN	5A	423-341-5417	dblanklaw@gmail.com	1	
Lee & Jessie Bowser	255 Lake Meadow Drive	Gray, TN	10D	423-283-4218	bowserlj@centurylink.net	1	
Bob & Phyllis Brumit	PO Box 5687	Johnson City, TN	4&5C	423-282-6359	phyllis@mywaterzone.com	2	
Logan and Britney Burleson	211 Lake Meadow Drive	Gray, TN	9B	423-202-0597	BCBurleson813@gmail.com	1	
Gregory & Heather Champney	154 McAfee Bluff	Gray, TN	6F	Greg: 423-534-6450 Heather: 423-534-0978	gregchampney@yahoo.com	1	
Tracy Matthews	144 McAfee Bluff	Gray, TN	5F	828-447-7431	hngodsey@yahoo.com	1	
Jerry & Donna Coffey	141 McAfee Bluff	Gray, TN	4&5H	423-282-4472	Luvsdiven@gmail.com	1	
Sandy Cox	159 Lake Meadow Drive	Gray, TN	4&5B	423-943-2715	drcoffey@embarqmail.com	1	
John & Jane Crawford	264 Lake Meadow Drive	Gray, TN	12C	423-282-4421	sandy33072@yahoo.com	1	
Doug and Debbie Cruy	257 Lake Meadow Drive	Gray, TN	9D	423-328-3224	johncrawfordid1639@gmail.com	1	
Lewis Dalvit and Stephanie McPhillips	185 McAfee Bluff	Gray, TN	1G	423-282-6683	drcruy@earthlink.net	1	
Glen & Beverly Davis	238 Lake Meadow Drive	Gray, TN	1C	423-282-2727	ldalvit@aol.com	1	
Mark & Elizabeth deFluiter	133 McAfee Bluff	Gray, TN	7H	423-426-2222	davis.bev@hotmail.com	1	
John Douglas	174 McAfee Bluff	Gray, TN	9 and 10 F	423-283-0411	markbethd@comcast.net	1	
Allen & Sue Dyer	1210 Massachusetts Ave NW	Washington DC 20005	3G	423-914-1711	douglasit@comcast.net	1	
Jack Garland	175 McAfee Bluff	Johnson City, TN	7C	423-282-1447 or 423-292-2295	ALLEN.R.DYER@GMAIL.COM	1	
Julius and Vicki Gasso	281 Lake Meadow Drive	Gray, TN	4D	305-992-0346	jack-garland@citizensbank24.com	1	
Ken & Lynn Green	248 Lake Meadow Drive	Gray, TN	8C	305-310-9353 Vicki	jgasso@att.net	1	
Josh & Maria Gwin	166 McAfee Bluff	Gray, TN	7F	423-282-3027	sarahlicious2007@gmail.com	1	
Bill & Carol Hamilton	218 Lake Meadow Drive	Gray, TN	6&7A	423-328-1138 or 292-4277 (cell)	lynnjuliangreen@yahoo.com	1	
Bob Hart	220 Lake Meadow Drive	Piney Flats, TN 37686	2A	423-282-5789	Taylorama@embarqmail.com	1	
Tom & Pam Jones	177 McAfee Bluff	Gray, TN	2G	423-483-5391 (cell - Bill)	william_hamilton9987@comcast.net	1	
Richard Jordan	7908 Greenbriar Drive	Amarillo, TX	1&2H	423-610-0861	robertchart26@gmail.com	1	
Dee Julian	165 McAfee Bluff	Gray, TN	11A	423-335-4173 (cell)	jonespams@aol.com	1	
Richard Keller	234 Lake Meadow Drive	Gray, TN	10A	423-610-7150 or 216-534-6582	richardmjordan@aol.com	1	
Terri Knapp	169 McAfee Bluff	Gray, TN	6&7G	Cell Terri - 341-1748	humpmtn@comcast.net	1	
					djulian123@aol.com	1	
					kellerski@peoplepc.com	1	
					rmmk1014@comcast.net	1	

