

**Lake Meadows Homeowners Association
Board of Directors Meeting
December 12, 2018**

Prior notice of the meeting was sent via email on Monday December 10, 2018.

Board members present were: Mark deFluiter, Jeff Williamson, Donna Coffey, and Terri Knapp.
Community member attending: Logan Burleson.

The meeting was called to order at 6:37 pm by President Terri Knapp. The meeting was held at Mark deFluiter's home at 133 McAfee Bluff.

President Knapp welcomed Mr. Burleson. Mr. Burleson expressed his thanks and appreciation to the Board for their work. Mr. Burleson asked questions concerning fencing in the Community, specifically wire fencing. The Board explained from the inception of the community, no wire has been allowed, but there is one home that has wire in the split rail fence. That fencing has been installed since 1998 and once removed would probably not be approved. Mr. Burleson asked about the chain link at the pool and tennis court. The Board concluded that wiring was used in the area for a safety feature possibly for the State requirement that pools needed barriers. Mr. Burleson was encouraged to present to the Architectural Committee new products, his drawings, and requests.

Upon the recommendation of the Architectural Committee, Pam Jones was accepted and appointed as a member to the Architectural Committee by a motion made by Jeff Williamson and seconded by Terri Knapp. Mrs. Jones will be notified and thanked for her volunteerism.

Mark deFluiter presented the preliminary budget to the Board members. Each line item was discussed and then accepted by the Board. The preliminary budget will be distributed to the Community per the By-Law requirement of on or before January 1 of the year for which the budget is made.

During preliminary budget review, a discussion was held concerning the decking of the covered pool area. Reported in the May 7, 2018 minutes a discussion was held concerning said deck's integrity due to warping, and the replacement or repair as soon as possible, to resolve any safety concerns. The deck was not replaced in 2018 to eliminate interference with the Pool season. The Board discussed the installation be performed at the present time bringing the deck up to code and there would be no interference for the 2019 Pool season. Funds will be transferred from the Reserve Account that were allocated for 2017 and 2018 decking and will be reflected on the Budget for 2019.

Order of Dismissal has been received pertaining to the Civil Action Case Michael Bashor had initiated. The cause of action was dismissed with prejudice.

A discussion was held concerning the announcement of Board Meetings. In the By-Laws there are no guidelines set forth concerning notification of regular meetings of the Board of Directors. (Section V. Board of Directors, Paragraph D. Regular Meetings) "Regular meetings of the Board of Directors may be

held at such time and place as shall be determined from time to time by a majority of the Directors." Per an email sent June 3, 2014 from Tony Seaton requesting "that the membership shall be notified of all meetings of the Board of Directors by email notice or letter no later than 48 hours prior to the meeting." This Board has tried to honor Mr. Seaton's request. Upon discussion, the new Board is asked to set at least four dates at their Organizational Meeting in March, 2019. Those dates should be set as follows: one in the early Spring, mid Summer, Fall, and November or December. Dates will be determined and sent to Community members at that time.

Discussion was held concerning a Honda pump motor in the Common area. It was used at one time for the Dock and is no longer needed. A motion was made by Mark deFluiter and seconded by Donna Coffey to sell the motor and place proceeds into the working capital. Mr. deFluiter and Mr. Williamson will work together in listing and selling the motor.

Duties of Board members have changed thru the years due to advancing technology. Each Board member was asked to assist in writing their duties to inform and help encourage Community members to volunteer for the Board. With a better understanding of day to day, week to week, month to month, and year to year duties, talents can be utilized throughout our Community and hopefully more members will volunteer. It is the hope of the current Board to assist and guide new members through a transition period.

With no further business, Mark deFluiter made a motion to adjourn the meeting and Terri Knapp seconded. The meeting was adjourned at 7:45 pm

Respectfully submitted for Pam Vermillion,