

**Lake Meadows Homeowners Association  
Board of Directors Meeting  
January 30, 2019**

Prior notice of the meeting was sent via email on Sunday, January 20, 2019.

Board members present were: Pam Vermillion, Mark deFluiter, Jeff Williamson, Donna Coffey, and Terri Knapp.

The meeting was called to order at 6:39 pm by President Terri Knapp. The meeting was held at Terri Knapp's home at 169 McAfee Bluff.

Bids were discussed concerning the replacement of the Pool Pavilion flooring. A motion was made by Pam Vermillion and seconded by Donna Coffey to approve the bid furnished by Jerry Kunisch. Mr. Kunisch has completed all the improvements at the Pool and Pavilion. The work will be completed as soon as possible with weather permitting and before pool opening.

A motion was made by Pam Vermillion and seconded by Jeff Williamson to accept the bid from Precision Sound & Security Systems to install a new card reader on a gooseneck post connecting to existing gate opener for leaving the Common area. Concerns of liability issues have encouraged this motion prior to the Annual meeting. There will also be posts installed to block the passage around the gate on the concrete pad. The work should be scheduled as soon as weather permits.

Jeff Williamson, Architectural Representative, reported on the Architectural Committee. Steve Sitton has resigned from the Committee. The Board accepted Mr. Sitton's resignation. Upon the recommendation of the Architectural Committee, Michael Omland was accepted and appointed as a member to the Architectural Committee by a motion made by Jeff Williamson and seconded by Mark deFluiter. Mr. Omland will be notified and thanked for his volunteerism.

Mr. Williamson also discussed that the new Architectural Committee would be contacting community members, who had previously been approved for exterior home projects, to review the progress needed to complete those plans. Currently, the Committee believes Mr. Bashor's project would need to be reviewed for an update.

The Architectural Committee also asked to clear up any confusion and to clarify the Covenants and Addendum J. pertaining to the Community as a whole. At the March 10, 1994 Annual meeting, a Building Policy motion had passed concerning homes on McAfee Bluff. Through research, it was determined the updated 2004 Covenants, which are recorded, and Addendum J, approved October 1, 2018, are the current guidelines for **all lots** in Lake Meadows. A motion was made by Terri Knapp and seconded by Pam Vermillion all homes must adhere to the 2004 Covenants and Addendum J for Architectural approvals.

The Board had been asked by a community member to discuss the planting of bamboo along property lines. There is currently no covenant that addresses this issue, but does address obstructing views with

landscaping. Unfortunately, this is a neighbor issue. The Board only asks the Community members to consider types of plants for landscaping and try avoiding highly invasive plants along property lines.

Mark deFluiter, Chairman of the Dock Committee, informed the Board Jerry Coffey has resigned from the Committee. Mr. deFluiter will be asking for volunteers to fill some positions on the Dock Committee. Mr. deFluiter also stated the Boat Dock Rental Agreements and invoice will reflect the new rental increase of \$50 bringing the rental to \$400 annually. This increase will be approved at the Annual Meeting by Community members, but the contracts and invoices are sent prior to the meeting. Boat Dock renters will receive an advanced notice with further explanation.

The Board explored and received information concerning Property Management. No action will be taken but will be discussed at the Annual meeting of those findings.

The Board has not received any nomination of members wanting to serve on the Board. Please contact the Board with your nomination prior to the Annual meeting.

Discussion was held concerning a new Public Relations committee that would include but not be limited to: Welcoming new members, Sending notification of member's passing, Assisting with those in need be it health, shopping, etc., planning the Annual picnic, and any Kiddo parties for the community. No action was taken but will be discussed at the Annual meeting.

There being no further business, a motion was made by Jeff Williamson and seconded by Mark deFluiter for adjournment. The meeting was adjourned at 8:27 pm

Submitted,

Pam Vermillion, Secretary