

**Lake Meadows Homeowners Association
Board of Directors Meeting
October 1, 2018**

Prior notice of the meeting was sent via email on Friday, September 28, 2018.

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

The meeting was called to order at 6:37 pm by President Terri Knapp. The meeting was held at Pam Vermillion's home at 149 Lake Meadow Drive.

The Architectural Committee had submitted to the Board their findings and recommendations concerning the Gasso awnings for the Board's consideration and review. After further review of findings and discussion, a motion was made by Donna Coffey and seconded by Mark deFluiter to accept the awnings at the current time with future stipulations. All members were in agreement. A letter will be sent to the Gasso family.

Recommendations from the Architectural Committee to modify, update and provide clarification for the Materials and Appearance Changes to New and Existing Home Construction was submitted for review. Upon review of the 2004 Covenants and conferring with legal counsel, it was determined the intent of Article VI. Protective and Restrictive Covenants Enforcement, Paragraph J. Changes to Addendums, specifically stating, "The Lake Meadows Homeowners Association Board of Directors may from time to time make changes to the attached addenda to keep this document current and timeless. Changes to the Addendum are to be considered binding and part of this document. The Addendums are to be signed, dated by all Board members and distributed to all Lake Meadows owners." allowed for this requested action. It was also determined Article V. Architectural Protections and Restrictions, Paragraph A. Dwelling Quality and Size Restrictions, Sub paragraph 1. in part states, "Owners within our community are encouraged to submit for approval new materials that may reflect the intent of these covenants and restrictions for the Board Approval." allowed for requested action. A motion was made by Terri Knapp and seconded by Pam Vermillion to establish Addendum J. Architectural Modification, Updates, and Clarifications for Materials & Appearance Changes to New and Existing Home Construction. All members approved. Addendum J herein attached to the minutes and will be distributed individually to all members via email and posted on the website.

It was reported the metal entrance sign had come loose during the summer and the correct type of screws needed to hold the sign have been installed. There is concern with a crack on the block/rock holding the sign. Inspection will determine what can be done to repair the crack and appropriate action will be taken.

The fans at the Pavilion have been repaired with a new switch being installed and are working.

Community members are encourage to contact a Board member or email the LMHOA Gmail with any repair issues or concerns.

Board members have been concerned with opening and closing dates for the pool and the impact those dates have had on all Community members. Following discussion, a motion was made by Pam

Vermillion and seconded by Jeff Williams for somewhat set dates. The motion being: The Pool opening shall be scheduled no earlier than the last week of April and the Pool closing shall be scheduled no later than the first week of October. All Board members were in favor of the motion.

There was a discussion of the current Dock usage by all the Community members due to the low lake levels. Mark deFluiter confirmed interior members have first option for available dock slips, remaining slips are then opened up to lake front lot owners, then, remaining slips are then opened up to ski doo owners, and lastly, if slips are available to non motorized water craft. Community concerns involving dock dues were also discussed. Prior history of the Dock and the recorded Agreement to Build and Lease Boat Dock were part of the dues' discussion. A motion was made by Pam Vermillion and seconded by Terri Knapp to increase dock slip dues to \$400 annually with the increase affective in 2019. All Board members were in favor of the motion.

The sign painting allocated on the 2018 budget should be completed prior to bad weather.

The post at the Common area will be reinstalled after being damaged by someone backing into with a vehicle.

Preparation of the 2019 budget was discussed.

Compilation of job duties for each Board position held will be completed and finalized by year end for those interested in serving on the Board and as a reference guide for future Board members. Times have changed and duties have changed due to innovation.

There being no further business, a motion was made by Pam Vermillion and seconded by Donna Coffey to adjourn the meeting.

The meeting was adjourned at 7:53 pm

Respectfully submitted,

Pam Vermillion
Secretary

Addendum J.

Architectural Modification, Updates, and Clarifications for Materials & Appearance Changes to New and Existing Home Construction

Article V. Architectural Protections and Restrictions:

Paragraph B. Exterior Materials

4. Being of earth tone colors (as defined in Article III Definitions, Paragraph F. Earth Tone - the color of "earth"; browns, tan, beige or gray in color) an exterior paint sample will be required for application approval from the Architectural Committee.

Paragraph C. Roofing Materials

Shingles shall be of high definition type lifetime with a minimum 20 year start protection date are required. Being of earth tone colors (as defined in Article III Paragraph F. Earth Tone - the color of "earth"; browns, tan, beige or gray in color) A roofing sample will be required for application approval. Any other materials must be approved by the Architectural Committee. Future awnings are expressly prohibited to maintain the desired architectural design, use, and tone of the community.

Paragraph D. Windows

Shutter designs being of earth tone color (as defined in Article III Definitions, Paragraph F. Earth Tone - the color of "earth"; browns, tan, beige or gray in color) require application approval from the Architectural Committee.

Paragraph E. Driveways

Driveway gates are expressly prohibited. All other gates and materials must be approved by the Architectural Committee.

Paragraph F. Fences

4. There shall be no privacy or solid fences. The maximum height of any fence shall not exceed five (5) feet. Wrought iron type, wooden, or stone column fences with wooden rails are acceptable. There shall be no wire or webbing of any type between fence posts. Materials must be approved by the Architectural Committee.

Paragraph I. Landscaping

No tall trees shall be planted which could grow to obstruct a neighbor's view. Per Article IV. General Restrictions and Protections, Paragraph G. Obstruction of Views. Due consideration must be given to the impact planned construction and landscaping will have on neighboring dwellings. The Architectural Committee reserves the right to deny applications for new construction and/or landscaping that they deem to excessively obstruct the view of neighboring lots.

All outside resources including but not limited to, building materials, wood, kindling, and stone/rock, shall be neatly stacked and not seen from either the road view or the neighbor's view or properly placed in appropriate containers and disposed of according to ordinances and regulations of Washington County, TN. Waste receptacles must be concealed from sight or enclosed within fencing or shrubbery approved by the Architectural Committee.

Propane Tanks must be concealed from sight and enclosed within fencing or shrubbery approved by the Architectural Committee. **(1982 Covenants Amendment Item 22)**

Paragraph J. Unattached Structures

Unattached structures must comply with the Architectural restrictions. An unattached structure is defined in Article III, Paragraph N. Unattached Structure - Any organized manmade building or structure erected on an owner's lot that is not directly or permanently attached to the primary dwelling, excluding boat docks. And contained in Article V. Architectural Protections and Restrictions, Paragraph J. Unattached Structures. Owners are allowed one (1) unattached structure or building. All unattached buildings and structures must be constructed of materials similar to and in harmony with the main dwelling on the owner's lot and shall be subject to the building application process and approved by the Architectural Committee.


Paragraph K. Renewable Energy

Renewable energy sources including but not limited to solar panels and wind turbines require Architectural Committee approval.

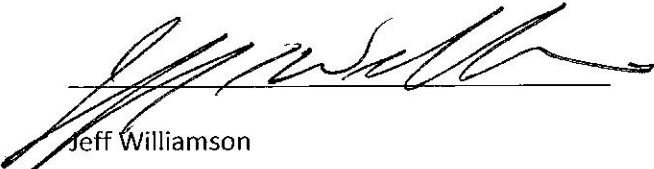
Paragraph L. Improvements for Existing Homes

All exterior Home Improvements with or without a building permit requirement, shall be considered as new construction and must adhere to the same qualifications for approval as a new home and must have Architectural Committee approval. Home Improvements may include, but are not limited to the following: increase in the size of the heated or cooled living space of the dwelling, sun rooms, covered or screened porches, added decking, covered decking, change of roof line and any alteration, addition or enhancement to the exterior of any dwelling, building, or structure including landscaping.

This Addendum has been adopted by the Board of Directors on October 1, 2018. The purpose of the Addendum is to modify the Original Covenants dated 1982 and the Restrictive and Protective Covenants updated March 9, 2004, for the sole purpose of the Architectural Committee. Unless modified by this Addendum or a subsequent Addendum, all provisions of the Original and Updated Covenants shall remain in full force and effect.



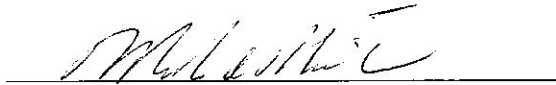
Terri Knapp



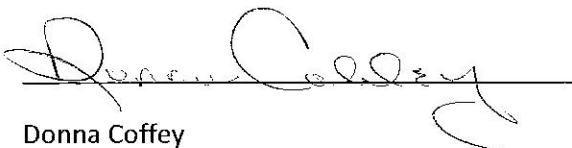
Jeff Williamson



Pam Vermillion



Mark deFluiter



Donna Coffey