

**Meeting Minutes
Lakeview Estates HOA
Tuesday, August 28, 2012**

The fourth meeting of the Lakeview Estates Board of Directors was convened at 7:00 PM on Tuesday, August 28, 2012. In attendance were:

Kenny Hay - President Jeannie Hale - Vice President
Barb Cochran - Treasurer Jeff Kaspar - Board Member
Estelle Lyons - Board Member Mike Coleman - Board Member
Sam Long - Secretary

Minutes from the previous meeting were read and accepted.

Barb Cochran provided the financial report. The HOA had a checking account balance of \$3943.25, a savings account balance of \$25.00 and \$5.37 in petty cash. Another 11 home owners have paid their dues. \$475 was paid to Webb Engineering for the common ground survey. \$348.75 was reimbursed to Estelle Lyons for the letter board sign. The report was accepted by the board.

Kenny advised the board that the street lights are now in the name of the HOA. Billing should run between \$60 - \$65 monthly. Kenny further advised that adding lights to existing poles would run \$6.86 per month if anyone decides they want additional street lighting. Lighting in areas where no poles exist, such as the common ground, would be slightly higher per month plus a one time \$250 fee.

Barb provided information from our attorney on how to amend restrictions and bylaws as follows:

To Amend Restrictions you need 50% of the members (homeowner's) voting to change.

To Amend bylaws you would need to have a quorum, in our case 50%.

Any proposed amendments to the bylaws must be submitted in writing at a meeting of the members. It must be read to the meeting by the secretary and would be discussed at the meeting of the members. The proposed amendment(s) must be signed by 25% of the members. Then the proposal would be printed on ballots and distributed to all members by mail. The proposed amendments would be voted on by the members at the following meeting. A proposed amendment(s) shall become effective when approved by a majority of the members with voting rights.

Peggy Roberts and the Landscape Committee presented their recommendations for improving the entry as bid by Bear Creek Nursery in Columbia. Basically the recommendation covers 3 phases to begin in September and be concluded by year's end. Phase 1 involves dirt preparation on both sides of the entrance and median, and adding 3 boulders in front of the Lakeview Estates brick sign. Phase 2 involves adding 9 shrubs (6 nandina and 3 Hoogendorn hollies) in front of the sign, and includes all prep, mulch and labor plus purchasing 6 flats of pansies to be planted by the HOA. Phase 3 involves planting 3 crape myrtles (to be donated by members of the HOA) in the median behind the sign including prep, mulch and labor. The total cost payable to Bear Creek in phases is estimated to run \$2200 - \$2400. It was recognized that a lack of a permanent water supply could present a problem with almost any plan.

The board agreed to a special meeting on Tuesday, September 4th at 7:00PM to discuss the committee's proposal and to formulate any recommended changes.

The enclosed letter board sign has shipped and will be installed whenever a decision about landscaping is made which integrates the sign.

It was recognized that periodic clean up days at the lake common ground will be required to keep that area neat.

With no further business to discuss the meeting was adjourned at 8:35PM. The next board meeting was scheduled for Tuesday, September 25 at 7:00PM at a location to be decided .

Submitted:
Sam Long - Secretary