

## Lakeview Estates Annual Meeting Minutes

The annual meeting of the Lakeview Estates Home Owners Association (HOA) was called to order at 2:05 PM on Saturday, January 26, 2013 by Board President Kenny Hay.

Kenny welcomed all in attendance, introduced the other board members and officers, thanked the board for all the hard work and dedication, and covered the achievements of the association since being reinstated early in 2012. Among the achievements noted were:

- Reinstatement of the HOA
- Collection of 2012 dues to establish working capital
- Creation of a Landscape Committee
- Clean up days for entry way, lake and common area
- Beautification of entry way and new sign board
- HOA website – LakeviewHOA.com
- Waiver of all back dues prior to 2012

After some additional discussion and comments from association members Kenny introduced Barbara Cochran, HOA Treasure, who provided the annual financial report. An overview of Barbara's report states:

Total Deposits	\$7,830.00
Total Expenses	\$6,040.25
Balance @ 12/31/12	\$1,789.75 (\$25 in Checking & \$1,764.75 in Savings)

A full breakdown of the report can be found on the HOA website at <http://ourlakeviewestates.com>.

Barbara also indicated that 83.9% of all home owners are current with their dues. She made everyone aware that though the 2012 dues were paid in mid-year these were annual dues which were needed to put the association on solid financial footing. In responding to a question posed from a member of the association, Barbara announced that invoices for the 2013 dues would be mailed within the next 2 weeks. Dues will not be increasing and there is no intention to increase dues without cause and the amount which dues may be increased is limited and fixed by the CC&Rs.

Barbara also stressed that no votes would be taken at this meeting. She stated that the current and proposed changes to the CC&Rs would be read to the association members and then after a 30 day waiting period a vote would be taken by individual ballot to decide, item by item, which CC&Rs would be changed and which would remain. A vote of 50% + 1 of the eligible voting membership is required to change any item.

Barbara then introduced Sam Long, HOA Secretary. Sam reiterated that there would be no votes taken at this meeting. Sam read the current and proposed changes, by item, for all to hear, occasionally fielding questions to clarify meaning. After the reading the voting procedures addressed earlier by Barbara were again discussed. Each item

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would be voted on, yes or no. Those receiving a 50% +1 voted would be the adopted items. If a proposed change does not receive the needed 50% + 1 votes then that item reverts back to the language current in the CC&Rs for that item.

Other changes that may be desired, but not included in the current items, were addressed. It was stated that at an annual meeting any association member can introduce proposed changes. Those changes would have to follow the same introduction and voting process being used for this revision to become effective.

Other questions posed at the meeting were:

Q) How many committees are there?

A) There is a Landscape Committee head by Peggy Roberts with a total of 9 members. There is an Architecture Committee which is currently members of the board. There will be a Lake Committee which will be responsible for maintenance, clean up and proposal of ideas to make the lake more and common area more integral in the neighborhood.

Q) How was \$100 dues determined and why were the dues not prorated for 2012?

A) \$100 is consistent with progression of dues under the former board and the CC&Rs. The dues were not prorated in 2012 because of the need to build a treasury to pay liability insurance, make needed changes in the entry way, pay electric bills for street lighting and generally have some operating cash. This decision was only made after consulting with our legal advisor and determining that annual dues can be collected at any time during the calendar year and proration not necessary for partial years. The board did make the membership aware that full financial disclosure is always available via the website or upon request, and the board does not have the intent to raise dues without demonstrating the necessity to the membership..

Q) The possible need for speed bumps or additional signage was brought up. Several members indicated that many vehicle, especially delivery truck, are often excessive fast through the subdivision.

A) The board requested that this issue be formalized in a request via the HOA website and then the board will investigate its options.

Q) A clarification of terms was requested to differentiate between "storage building" vs "outbuilding". The specific issue was if a storage building needed to be on a foundation and be or a material "comparable" to the main residence.

A) It was agreed that the board would change the proposed wording in the proposed CC&Rs for storage buildings, such as one purchased from Lowe's or Home Depot, to read "compatible with" instead of "comparable to".

Q) Several questions were posed about the presence of company vehicles, commercial vehicles, work vehicles, truck, and, in general, multiple vehicles being parked in and along driveway and in plain sight or for long periods of time.

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A) The response was that the main objective of any CC&R regarding vehicles is to maintain an appealing appearance to the neighborhood. As such, no one seemed to object to a single company or commercial vehicle being parked in a driveway over night or over a weekend. Vehicles become an issue when the number exceeds a reasonable number to be parked in a limited space or when vehicles are seldom, if ever, move from their locations.

The membership expressed appreciation to the board for its website and the manner in which the board quickly responds to issues sent through the website.

Appreciation was also expressed for the board to agree not to pursue liens on properties for past dues before 2012.

Additional appreciation was expressed for the efforts made by the board, but especially the Landscape Committee, for the significant improvements and beautification to our entry way.

A date to vote on the proposed changes to the CC&Rs will be some time in March. Ballots will be mailed, available on HOA website and in person. Location, Date and time to be announced.

With no further business to discuss the meeting was adjourned at 3:45PM.