

LAKEVIEW ESTATES ASSOCIATION  
HOMEOWNERS AND BOARD OF DIRECTORS  
ANNUAL MEETING  
MARCH 8, 2025

MEETING MINUTES

**Date and Time**

A meeting of the Board of Directors and Homeowners was held on March 8, 2025 at 10:00 am.

**Call to Order**

Kim Wallace, President called the meeting to order, welcomed everyone and gave the meeting rules of respect for one another and waiting until you are called on to speak.

**Quorum**

A quorum of (44) homeowners was not established. The following Directors were present: Lance West, Peter Logan, Buddy Ogles, Kim Wallace, Lew Decker, Russ Mook, and David Von Hagen. Hometown Property Management Group (Managing Agent) (HPMG) was represented by Matt Lyndoe.

**Financial Report**

The 2024 financial report was given by Matt Lyndoe. Questions and answers were given to the audience in a respectful manner.

The 2025 budget report was given by Matt Lyndoe. Questions and answers were given to the audience in a respectful manner.

**BUSINESS**

Kim Wallace, President gave her President's report. She thanked everyone for coming and thanked the board members for their work and dedication to this community.

Kim announced our new catch phrase for 2025 is **CLEAN, NEAT, AND ORDERLY!** She hopes that everyone in our community will join our board in our efforts to keep our neighborhood looking its best. A few of the recurring problems we have noted but not limited to:

Black garbage bags piled up in front of or besides homes.

Out buildings that need to be repaired and or painted.

Inoperable cars in driveways.

Old firewood thrown in a pile in the driveway

Clutter of old tires, ladders, wood debris, etc. leaning on fences

Trees and shrubs that are dead and or falling down that need to be removed

These are things that are not eye appealing and make our neighborhood look not so nice. With all the new subdivisions being built we want our neighborhood to still be revered as one of the best, if not the best in Maury County. This will keep our property values and keep our investments in our homes worth top dollar. I know that each of you have worked hard for your homes and want to protect the value of your homes, which is an obligation of the HOA.

I want to tell you again that your board and I are more than happy to help you with anything you need help with. You have our phone numbers attached to the packet you received today so please give us a call.

On Sabin Way the AT&T box had been backed into and the wires were exposed not to mention the eyesore. Our Observance Committee watched for a few months, and no one did anything about it. I called AT&T and within 24 hours they came out and closed it all back up with a zip tie and put in a work order for another service person to come out and fix it properly. I don't understand why the neighbors on Sabin Way would not want that fixed. Besides being an eyesore, it was a safety hazard with exposed wiring. Dave Von Hagen interjected that having the wires exposed causes a slowdown of internet function for the neighborhood. Things like this do make a difference in how our neighborhood is perceived.

Next, I would like for you. to look at the CCR Survey results. As you can see from the totals, there was not a quorum met on any one item in the survey. There were only 35 surveys returned to me out of 85 that I mailed out. And by the way I paid for this out of my own pocket so as not to cost our association. For those of you who are interested in chickens in our neighborhood there were 10 surveys wanting chickens and 11 saying no chickens. Livestock 8 yes and 20 no to these 2 items.

We as a board have come up with several items in the CCRs that need to be amended, deleted, or updated verbiages. We are working on this as a board and will send out our results as soon as they are completed. At that point if we have a quorum, we will put it to a community vote.

I hope I have touched on the things that are important to you or that you did not understand.

## **COMMITTEE REPORTS**

Architectural Committee report given by Lew Decker. Lew explained the process including the use of the Architectural Improvement Form, which is provided for you in your packet you received today. There was discussion about the need to notify the committee if you are replacing existing structures and or landscaping on your property. It was decided that these 2 items do not need board approval, but the board would like to know a time frame for your project. We are looking at these types of things in our CCR review process.

Road Committee report given by Dave Von Hagen. Dave gave an update on his discussions with the County Road Commission concerning repaving and or filling in our potholes in our roads. Dave also voiced his continued concerns with the speeders in our community and what if anything can be done about them. We had discussions about new speed limit signs in the community.

The Lake Committee report was given by Buddy Ogles. Buddy reported that the damn had been cleaned up by the committee and they were staying on top of the beavers and other predators to our lake and its wellbeing. More catfish have been ordered at a cost of \$75. Lake passes will be delivered to those who have paid their dues in the coming days.

Observance Committee report was given by Lance West. Lance stated that Kim had given a report of the things we as a committee are looking at and asking people to correct and take care of on their property. Our committee drives around monthly and takes notes on things that are of concern. We watch to see if there is any change over a period of a couple of months and if not, a letter is sent to the homeowners to correct the problem. Again, we are happy to help in any way we can to assist any of you with any problems.

Landscape Committee report given by Kim Wallace. We will begin to start on the clean up and replanting of the front entrance in just a few weeks. We are asking for some more people to join our committee since those of us on the committee are older and we could use some younger stronger backs to help us out. Kim asked if those present were happy with the way the entrance looks and everyone agreed that they liked it.

Common Grounds Committee report given by Kim Wallace. I asked for volunteers to join our committee to help us establish what the community wants on the common grounds and how the common grounds are used. A mockup of a new sign for the common grounds was presented with more to follow including a vote by the community at a date to be determined later.

There are sign-up clip boards at the back of the room on the table for each of our committees and we would like to ask you to please sign up and help with whichever committee interests you.

Also please stop and look at the poster board on the wall with the pictures from our flag raising last May and our Veterans Day Parade Float that we participated in the parade with. We had a 93-year-old female Veteran and her 73 year old Veteran son riding on our float with Veterans from our community. We plan on making it even bigger and better this year. We would like to extend our heartfelt thanks to Lisa Von Hagen for organizing and facilitating the parade for the past 2 years.

Questions by the audience were asked and answered by the board and the audience.

## ADJOURNMENT

The meeting was adjourned at 11:25 by Kim Wallace, President

If you would like a copy of the 2024 financials, the 2025 budget, and or the packet given to each attendee please notify Kim Wallce.