

THE TOWNS AT LAKESIDE ASSOCIATION, INC.
HOA Board Meeting Minutes
Friday, April 1, 2011

1. **Call to Order:** John Rice called the meeting to order at 6:06 p.m.
2. **Quorum Determination:** Four of five board members were in attendance.
3. **Proof of Notice of meeting:** The meeting agenda was posted on community bulletin boards.
4. **Approval of Board Meeting Minutes:** Minutes from the February and March meetings were approved-Motion-E. Ratzlaff, Second-N. Carey.
5. **Audience Input (agenda items):** No comments were introduced
6. **Additions to the agenda:** (1) 8D- changing the percentage required to make a declarations amendment, 8E - Considerations for formalizing social functions.

7. **OLD BUSINESS:**
 - A. Policy draft for **Authorized Vehicles, Storage & Parking** policy was reviewed and changes made – John will clean-up and e-mail final draft for review.
 - B. **No Home Occupation** - Francine investigated – no ruling about a home business – would be up to HOA Board if to allow – business must be licensed but Board not allowed to ask for license – issue needs to be investigated further based upon Declarations wording
 - C. **Tiling front entry porch**-Everett asked audience their opinion of allowing/having front porch tiled. Several pro-s & con’s shared. HOA Board not in favor of allowing.
 - D. 1158 Jonah-**garage coach light damaged**- resident R. Gillis has discussed problem with owner-Ron is trying to remedy. John Rice will try to trace item back to supplier in case we need to replace.
 - E. **Decorative Bands** (deteriorating): Stan Pac has responded but E. Ratzlaff suggested that we should continue to press them to be involved and that the top window frame is the same material and is deteriorating.

8. **NEW BUSINESS:**
 - A. Review **March Financials** - (John B) – John absent – will review next meeting
 - B. **FDIC Investment Funds** – (John B) - John absent – will review next meeting
 - C. **Plant Replacement** Process – (Everett) – Everett and Dianne Wills toured the community and determined that approximately 157 plants could be replaced @ \$ 2000.
 - D. **Declaration amendment** – the Board will work on this matter collectively.
 - E. **Social Committee:** John Rice proposed that ‘social activities’ sponsored by the HOA Board could be combined into the Tenant Lease Committee. Members may greet new residents, obtain information about them, if offered; could inform them of rules, etc. A proposed summer and fall event was reviewed. The Board needs to assure funding from our budget, brainstorm ideas and forward via e-mail to Francine.

9. **AUDIENCE INPUT (ANY ITEM):**

There were a few negative comments made about the quality of the asphalt paving. It was questioned why bushes around the AC units did not appear to have been trimmed and the Board will follow-up with Valley Crest as to their plans/schedule.

10. **NEXT MEETING:** May 12, 2011 – 6:00 p.m. - Clubhouse

11. **ADJOURNMENT:** Motion to adjourn at 7:35 p.m.by F. Pomponi, Second, E. Ratzlaff