

Minutes (DRAFT)
Lake View Park Annual Meeting
Monday, October 22, 2012

The Annual Meeting of the Lake View Park property owners was held Monday, October 22, 2012 at New Bridge Baptist Church gymnasium. The meeting was called to order by Chair David Wilkerson at 7 pm. David welcomed and thanked everyone for attending. The attendance roster was signed by 27 people representing 24 households, each household being entitled to one vote. Other commissioners present were Debra Cooper (Secretary) and Amanda Bissett (Grounds). Absent was Jocelyn Hayes (Treasurer). A financial report was distributed as well as minutes of the October 17, 2011 annual meeting. The minutes were approved as presented.

Chairman's Comments – David Wilkerson

1. We are saddened to learn of the sudden death of Warden Billy Jenkins' step-son Bobby Griffin. Several Commissioners knew Bobby, as he worked alongside Billy on various occasions. David has spoken to Billy and granted him leave for as long as necessary. Our thoughts and prayers are with the family. (A later decision was made by the Commission to invest in a \$150-\$200 tree to be planted in the park in memory of Bobby.)
2. Expressed appreciation to Jerry Towson for all the projects he accomplished as Lake and Dam commissioner. The Commissioners will miss working with him.
3. The lake dredging project was performed with excellent results. The total cost to move 7,000 cubic yards of sediment was about \$68,000. Because of the economy, we knew this to be the lowest possible price which is why we elected to draw on our cash reserves and not postpone the project. Cost of future lake maintenance will be determined largely by the economy and how much we might have to pay to have sediment disposed of.
4. Apologized for the erratic mowing schedule of the parkways. The contractor had an accident (not on our job) and mowing was delayed. Hope to have more consistent/uniform mowing of all common areas next season.
5. Congratulated Elijah Mitchell Audubon Society and Len Pardue, President, on completion of Phase 1 improvements at the bird sanctuary. Folks at the sanctuary have been our "good neighbors," soliciting and including our suggestions of their plans for improvements, and mentioned our continued cooperation, our common property easements, and mutual interest in the upkeep of both the sanctuary and the lake. We will move to improve our part of the trail going to the library, including clearing downed trees and poison ivy along the woods path.
6. As soon as finances allow, it is our intent to pursue a plan for a path connector around the south side of the lake. This will include getting new quotes (previous one was around \$40,000!). We will not begin the project until issues of security, safety, buffers, etc. are addressed. Our investment in the lake and grounds are pursuant to the desires of the majority of residents as shown by the results of the 2010 Homeowners Survey.
7. Assessment Rate Increase: This due to the need for ongoing maintenance of the lake and dam, desire for grounds improvements. Tonight's financial report demonstrates the rationale for the rate increase.

Grounds Report – Amanda Bissett

1. Goals for the near future: level and resolve bumpiness of new field created from dredging; purchase of a commercial grade mower if it proves to be more efficient than our current mower; utilize time savings of new mower to take over portions of parkway mowing which are now done by a contractor; more consistent mowing of all common areas; repair washed out areas of path and improve drainage; naturalize certain park areas to decrease mowing requirements; add new boat racks to clean up shore line at Warden shed; address Smart weed growth (if any) in spring; regularly scheduled Community Work Days (twice yearly); plant trees in park; clear downed trees and improve the woods path.

2. Medium term goals: address maintenance and landscaping of traffic triangles; improve signage; improve fencing at the dam; pursue construction/formation of path connector on south side of lake.
3. Recognition and thanks to Barbara Wiggins for all the significant work she has done this year on the dredging and other projects, both as a consultant and as a volunteer to LVP.
4. We had a very successful Community Work Day in April. Thanks to those who turned out to help. The next one is scheduled for Saturday, November 10th. Signs will be posted at the lake. We also plan to have a community work day in spring with possible social and/or family potluck after.

Financial Report – (Distributed)

There were no questions concerning the financial report. Compliments were received on the format and level of detail.

Secretary – Debbie Cooper

1. We know the website is limiting our effectiveness at communication. Everyone is encouraged to sign up to the Yahoo group (instructions in the newsletter) which has proven a good way to communicate with Commissioners and other community members.
2. There has been a request for a neighborhood directory. We will look into it, possibly sending out a notice and request for phone and email information with the annual assessment.
3. Goals for the near and intermediate future are a new website and possibly housing our historic records at Pack Library. Please let Debbie know if you have a referral/recommendation for a professional website developer.

Questions/Comments/Concerns from Residents

1. Bruce Ammerman - Why would it cost \$40,000 to finish the path around the lake? A: This estimate was obtained several years ago and it is likely that the next estimate will be better. A lot of work is needed to achieve a safe and accessible path. The estimate included clearing and grading to a 4' width. The property closest to the dam is tight and steep, and a boardwalk was recommended for this portion. The Commission will move forward as soon as the money is in place and a reasonable price can be obtained.
2. Barb Hart – Would like to work on setting up a 501c3 foundation to allow contributions. A: Commission has this on its agenda to investigate. David will contact Bob Deutsche, Esq., who volunteered in the past to work on this.
3. Lewis Lamb – Would like to see trees planted around the lake. Many trees are old and in desperate shape. Lewis has used his own chainsaw to trim the trees. He would help cut up the wood if a professional would take care of trimming. Trees that were planted years ago are not thriving. A: Please take care! We would not want you to have an accident trimming LVP trees. This is one of our goals once we have the money. Billy has a standing order to limb up trees on the parkway. We add the park trees to his responsibilities, realizing we may need to call a professional.
4. Shirley Turner – We are seeing more rentals in LVP. Are these people notified of LVP policies, trash pick-up, etc.? Do owners know that only single families may rent? A: We have no way of knowing which properties are rented unless someone notifies us. It is the responsibility of the property owner to communicate such information, but we can send information if we know about it. Debbie can include a notice in the newsletter.
5. Buddy Reisinger – Pointed out the increasing difficulty of pulling out onto Merrimon from driveways and roads due to large sycamores that block the view. Many accidents on Merrimon. He has contacted DOT who promised a “Hidden Driveway Sign,” but so far nothing has been done. The City of Asheville said they couldn’t do anything about it. There is no place to mount a mirror. Buddy would like to go on record speaking about this; would like to

avoid more accidents and a potential death. A: We will put this on the Commission agenda to discuss. Len Pardue observed that the crosswalk at Wembly is not at a good spot. Additional crosswalks needed.

6. What about the plants growing in the way of the boat ramp? Barb Wiggins gave options of how to handle / rid us of plant growth around boat launch. The Commission will address the matter in the spring.
7. Brendan Ross spoke in favor of a neighborhood directory. Bruce Ammerman asked what the advantage is. Brendan answered for community building. Some were concerned about privacy. Debbie Cooper concerned about misuse. Ralph Campbell in support and suggested that everyone be included unless you opt out.

Election of Commissioners – David Wilkerson

The current commissioners are willing to continue for another term if there is no opposition or unless there is a nomination from the floor for one of these positions. (No opposition voiced and no nominations were received.) The position of Commissioner for Fishing and Boating is open. Ms. Leslie Sweeney of 17 Pine Acre Blvd. volunteered. The re-election of the current commissioners and the election of Leslie as Fishing and Boating Commissioner was moved, seconded and unanimously approved.

Adjournment

Meeting adjourned at 8:30 with a thank you to the Commissioners by Bruce Ammerman (applause) and a thank you for attending by David.

Respectfully submitted,

Debra Cooper, Secretary