

Minutes
Lake View Park Annual Meeting
Monday, October 21, 2013

The Annual Meeting of the Lake View Park property owners was held Monday, October 21, 2013 at the North Branch of the Asheville Library. The meeting was called to order by Commission Chair David Wilkerson at 7 pm. The attendance roster was signed by 51 people representing 42 households, each household being entitled to one vote. Other commissioners present were Debra Cooper (Secretary) and Amanda Bissett (Grounds) and Alistair Hoehne (Fishing & Boating). Absent was Jocelyn Hayes (Treasurer). A year-to-date income statement for the month ended October 18, 2013 was distributed as well as minutes of the October 22, 2012 annual meeting.

Chairman – David Wilkerson

David welcomed and thanked everyone for attending, feeling that participation of the homeowners is vital to the process.

Minutes of the October 22, 2012 meeting were approved as presented.

In order to give members time to consider, David pointed out that two positions on the commission were open. David would not continue as Commissioner due to a conflict of interest (he has a professional relationship with one of the new homeowners on the lake); Jocelyn would resign effective November 1st due to increased demands of a new job. Usually the Commission has been able to identify and make recommendations to the members regarding new commissioners, but we have been unable to find volunteers prior to tonight's meeting.

Reported there would not be an assessment increase this year. We have gradually raised assessments in an effort to build our reserves for dredging and capital improvements. A cash balance of \$49,000 is projected for the end of 2013. The recent dredge was about \$68K.

Website: Jocelyn and Debbie worked with Keith Bowman (owner/operator Firefly Design Studio), a local website developer and server host, to develop the new website which came on line in July. Please check it out (thelakeviewpark.org) and let us know your thoughts. It has everything from history, newsletters, governance documents, lake rules, permit information, realtor information, pictures and more. Your feedback appreciated. We are still using Yahoo! Groups for general communications. Barb Hart reports that there are 147 members. The Commission would like to see more homeowners join this group so we can use it as an effective mode of communication. The link to join is on the website and instructions for joining are in each newsletter as well.

David introduced Alistair Hoehne who stepped-up to fill the job of Fishing and Boating Commissioner when Leslie Sweeney resigned in March. Alistair quickly came up to speed on lake and dam operations and spent a considerable portion of his summer managing the lake during heavy rains.

There were no questions or comments regarding the financials.

Fishing & Boating – Alistair Hoehne

Alistair reviewed the work and results of managing the lake levels during the long period of heavy summer rains.

We were downstream of the recent culvert break at Ski Country. Depth measurements were taken today by Alistair and Billy and it appears that the basins have filled due to the broken culvert. Alistair and Billy have spent several days hauling out logs and litter which flowed into the lake during the heavy rains.

Alistair met with former Fishing & Boating Commissioner Jerry Towson to discuss aspects of the dam. The dam is solid; the spillway is in good condition; but erosion downstream of the spillway will become more of a concern if heavy rains become the pattern in the future. The lake is looking beautiful, and the rapid turnover of water through the lake keeps it healthy.

He reported that we have sold about 150 dog permits to non-residents. Most of the fishing permits go to non-residents.

Q: (Jim Kransberger) Are we going after Ski Country for damages? A: (David) I have been working with Tom Tribble of EMAS pursuing remediation. LVPC can't easily prove damage, especially in light of the heavy summer storms; however, anything we can do to get the bird sanctuary's filtration system up and running and prevent future incidents will benefit us. Diane Lombardi reports that Tom Tribble says an agreement was reached today. David will follow up.

Q: (Teri Allstaadt) Does the City of Asheville contribute to our efforts to dredge? A: (David) The city does not contribute to our efforts to maintain the lake, and they aren't taking responsibility for the storm water issue here, either. It is the City's position that this particular piece of the storm water system was built by private developers and therefore is not the City's responsibility. John Whitton: Feels the bulk of silt has come down Beaverdam Creek over the years. In 2000, the lake was dredged uniformly to 6 feet and would like to see the next dredge done up to the margins of the lake. Frank Dosier supports the bird sanctuary; however, he is also bothered that over the years the bird sanctuary wetlands have encroached on the lake. It looks like 50% of the bird sanctuary is in the lake. David: There is no question that we want to maintain the lake perimeter and avoid any wetland situation. John Whitton: Reported some of what he remembers about the land deal with the bird sanctuary, including the proviso that nothing in our arrangement with the bird sanctuary shall be construed to limit LVP's use of the easement.

Grounds – Amanda Bissett

We've had three community work days this year, participation ranging from 3-15 volunteers including Billy and Amanda, primarily working at the swimming pool area. Debbie Cooper limbed up the trees in the park and works with Amanda on parkway management; Alistair has done much work around the lake and helping Billy as well. Kelly Walker was hired to help with the summer mowing and has turned out to be a tremendous worker. Say "Hi" and "Thank you" when you see her.

We experimented with leaving rough cut sections in the park to save on mowing. Disappointingly, more weeds than grasses grew. The dredge field needs leveling and reseeding. We purchased a \$6,000 commercial mower which has sped up mowing. We kept the same contactor on the parkways, but have changed the maintenance schedule to keep fees to the original contact level. Jim Kransberger - Feels the parkways should be totally treed so that mowing and other maintenance isn't necessary, and that they aren't being used. Amanda - We have tried to strike a balance between price and level of maintenance and groomed (for people) versus letting it go wild (for birds, animals and filtration). Debbie - We prefer to keep it mowed to keep invasive plants and harmful animals (e.g., coyotes) out. Jim Kransberger - Billy used to cut the whole thing. David - Billy now says he can't get to it. Bella Frishman - Would like to see us use environmentally friendly weed killer and be done with it. Amanda - The steep banks are the main problem in maintenance and therefore cost. Wide spread spraying would not be a quick or long term fix as we need cover on the banks to hold the soil.

Straw vote – A show of hands showed that it is about ½ and ½ as to whether parkways should be forested or maintained in a pristine manner. Barbara Wiggins – Observes it takes a very long time for the canopy to grow sufficiently to keep out weeds. Amanda – We are happy to hear input. All alternatives either take either money or time. She invites volunteers to take lead on some things like beautifying and planting. John Whitton – Would like to replace trees along streetscape that have died/been taken out by city. David - The Commission has approved a \$5,000 budget for trees. It is just a matter of getting it done. He has worked with City arborist identifying trees to take down. The City doesn't want the trees replaced under the wires.

Billy's next project will be to re-gravel the path around the lake.

The South Trail Extension: As you are well aware, we have been looking at this for a while, trying to be sensitive to the homeowners affected by the trail extension. Two properties have recently sold, and they were notified before their purchases of our intent to put in a path. This week we are having the shore re-surveyed and re-staked the property line along the south shore so that the Commission and residents are all very clear on the LVP property line. We will use tape or paint to delineate the property line once it is staked. (Bella Frishman - You could have used a metal detector to locate the pins from the last survey.) The plan is to proceed in phases. Soon we will be sending a formal letter to the homeowners to say we are ready to have fences come down. Billy will need to do some mowing. The trail will then be ready to walk. The trail in this condition would accommodate only able bodied people as there are spots where the bank is narrow and steep. The next phase may entail a fence or other boundary. We would then decide if more improvements are warranted, such as installing footbridges, board walks or other structures to navigate steep and narrow parts of the path.

Discussion: Brendon Ross – Doesn't think security for lake owners is an issue. Many of the homes in the neighborhood are as close-- or closer -- to the road than these homes are to the lake. Mike Zuckerman - Wants to make sure there are no adverse property issues. David – The Commission has in its possession letters pertaining to each of the four properties clearly stating we retain use. We will try to be sensitive to their needs, and we hope the neighborhood/homeowners/Commission can work it out.

Amanda – Several years ago we obtained a quote for the price of boardwalks, walls, backfilling, etc. which came in at \$45,000. We want to spread and balance the expenses over the next couple years.
Bob Reynolds – I and many homeowners would pay a special assessment to get it done.

Frank Dossier - We still pay a ridiculously low assessment as compared to most other communities. The best way to raise the assessment rate is to tell people what it will be spent on. Bella and
Brendon – Both speak against a rate increase and instead favor of an equal assessment; or at least special assessments which are equal for all homeowners rather than rate increases in a system that isn't fair. David – I think we have a legal issue here that negates our ability to change the system of assessments. John Whitton – The special assessment levied for the 2000 dredge was handled by a referendum which the homeowners voted on.

New Business

Brendan Ross – What are the procedures in this organization? I would like to be able to vote on issues. Don't homeowners have any say in decision making? David – As per the bylaws, the Commission makes the decisions at the monthly meetings.

Bruce Ammerman - Would like to reclaim the shoulder around midland circle where cars are parking. It is beginning to be an eyesore. There was a suggestion to plant grass or put up boulders as use of the area is creating a liability. LeeAnn Shearouse who lives nearby enjoys people using that area, and would like to see a pedestrian walkway crossing Merrimon at Midland painted. She is having someone from City come out to look at the situation. Barb Hart – Would like to see a traffic light at Wembly and Merrimon. David - Directed homeowners to contact Ken Puttnam in City government.

Jack Jones – Moved to plant two trees in honor of the outgoing officers, David and Jocelyn, in recognition of their time, patience, perseverance in serving on homeowners' behalf. Approved. Thanked all commissioners for serving. Applause followed.

Diane Lombardi – Would like to know where the commission stands on the proposed north Asheville dog park. David – David is talking to the City and pressing for a formal environmental assessment before the Commission takes a stand. The Commission has heard from both sides pro and con for the dog park. David sat in on the last government meeting regarding this. He has spoken to Ed Howell and others. David is watching to see what the extent of the City study will be. It will likely fall short of a full blown environmental impact. Brendon Ross – The Asheville-Buncombe County Preservation Society has an interest in protecting the Killian house located on that property and has determined that such use of the land would be harmful to the property. The Preservation Society feels that decisions to proceed have already been made by the city. She feels LVP/LVPC should take a stand now. David – Acknowledges that the unofficial/preliminary report raised lots of issues, but believes that we should push harder for an environmental assessment before taking a position. Mike Zuckerman – Why is the dog park more of an issue than chemicals from the golf course? Barbara Wiggins – Would be surprised if it is found that the dog park will adversely affect the lake. Chuck Cloninger – Chuck is on the board for the dog park and he is a member of our neighborhood, and a proponent of the project. Brendon requested a show of hands for and against the dog park. In favor as of now: No hands. Against the dog park as of now: Several hands. It appears that more

information is needed. For those who would like to see further study, please write to the City Council to request an environmental study before moving forward in the process.

Bella Frishman – The city is sponsoring a Festival of Neighborhoods on October 27th and would like LVP to participate. David - Is anybody available to gather materials and make a 3-5 minute presentation at the festival? (No one volunteered). Amanda – May try to attend on our behalf.

Elections – David highly endorsed Amanda Bissett for Chair and Alistair Hoehne for Treasurer, and thanked Debbie for being willing to serve again as Secretary. Mike Nery volunteered for Grounds Commissioner. Gary Ross was nominated for Lake and Dam. Seeing no other nominations, nominations were closed. A voice vote with none opposed elected the following slate of commissioners:

Chair, Amanda Bissett, 7 Red Oak Road
Treasurer, Alistair Hoehne, 131 Windsor Road
Fishing and Boating, Gary Ross, 193 Stratford Road
Grounds, Mike Nery, 263 Stratford Road
Secretary, Debbie Cooper, 111 East Avon Parkway

Frank Dosier – Can we meet more than once yearly? This was tabled for the next Commission to decide.

Meeting adjourned at 8:30 pm.

Respectfully submitted,

Debra L. Cooper, Secretary