

Lake View Park Annual Homeowner's meeting Meeting minutes
Monday October 17th 2016, 7:00

Agenda

- Approval of prior meeting minute
- Committee reports
- Election of commissioners for 2016
- New Business

The meeting was called to order at 7:05. 57 members were in attendance.

Approval of prior meeting minutes

- Copies of the 2015 meeting minutes were distributed to all attendees
- Brendan Ross motioned that the 2015 minutes be approved without change. Motion was seconded by Bruce Ammerman. No discussion was requested from the floor. By voice vote the minutes were approved.

Committee reports

- Treasurer - Barbara Hart
 - Profit & Loss, Balance Sheet, and Accounts Receivable were distributed. Working to collect accounts past due and making some reasonable progress
 - 32,000 dog waste bags were used in the last 15 months.
- Fishing & Boating - Gary Ross
 - The Dam and lake are healthy. We've stocked the lake with 300 grass eating carp in the last two years. They seem to be keeping the grass under good control.
 - Silt & sediment are collecting at an alarming rate. Gary recommends more people contact the City of Asheville erosion control department. More complaints might result in better enforcement.
 - Received a new Dam operations manual from our engineering firm, Terracon.
 - Working with NC Dam Safety in Raleigh to get their approval to remove the trees on the downslope of the dam
 - Gary called the city to request no-parking signs on the circle at Midland. Some signs were put up and it seems that someone has removed several of those signs. This area is dangerous for parking to access the lake due to the dangerous crossing of Merrimon Rd.
 - A new 12 x 12 Storage building is to be delivered in the next few weeks.
 - We added a few boat slips and raised the non-resident docking fees from \$100 to \$300 last year. It has resulted in a 30% increase in revenue from non-residents.
 - Gary requests that residents with boats at the lake be sure they are secured. We've had incidents of people 'joyriding' in boats they do not own.
 - Let's all thank Billy for his outstanding work keeping the area in good shape. (Standing ovation for Billy's terrific work keeping the area beautiful and safe)
 - Reminder for homeowners: Please call Asheville Police department with neighborhood security/crime issues. That type of issue is beyond the scope of Billy's responsibilities.

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- Questions:
 - Where is the new storage shed to be placed?
Answer: The location is marked with flags if you want to have a look, but if you are facing the lake from Merrimon, to the right of the boat docks in the field set up against the trees.

- Grounds – Kevin Saum
 - Trees – lots of trees have fallen in the past year. We've spent a lot of money cutting up dead fallen trees this year. We are using the mulch to improve the trails on areas where we do not have gravel.
 - This year we managed a huge cleanout of the area around the old swimming hole. It has made a huge difference and was viewed by one resident as being pretty enough to hold her daughter's wedding there last month.
 - Worked with the city to get dead branches cleaned out of the trees along Merrimon Rd.
 - Going forward we want to clean out brush and small trees from more areas around the lake to open up the beautiful views.
 - We want to have a volunteer day soon – it will be announced on NextDoor
 - Kevin introduced Leaann Shearhouse (who was successful in getting speed bumps installed on Midland).

Leeann lives at 24 Marlborough and is working with the city to turn the small triangle into a small park. City has given permission. It will be named "Hero's Park". Work should start next month. A copy of the plan was passed around for everyone to see.

- Questions:
 - Can we get a garbage can for poop bags on the far side of the lake?
Answer: good idea we'll look into it
 - Does the city have the authority to decide what gets done on land we own?
Answer: no and this opened a discussion about who actually owns the triangle.
 - Brush has been cut down on Merrimon Rd going toward Citgo station. Will it be maintained?
Answer: not by LVP. It must have been the city of Asheville who cut down that brush.

Mike Nery introduced Tom Tribble as a guest speaker. Tom is the president of the Elisha Mitchell Audubon Society. The Elisa Mitchell Audubon society is a completely volunteer organization.

Tom wanted to thank Lake View Park for being such a great partner to their chapter over the years and to Billy Jenkins in particular for his tremendous stewardship of the lake and the invaluable assistance he provides their chapter. Tom explained the history of the bird sanctuary. In 1985 the land was owned by a local developer who wanted to build a strip

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mall next door to the lake. The LVP commission at the time approached the newly formed Elisha Mitchell Audubon society to discuss partnering to build a bird sanctuary on that land instead. Working together the chapter and LVP raised \$400,000 to buy out the developer. LVP donated abutting land to enable the creation of the sanctuary. 1989 we signed mutual easements to preserve the land for conservation in perpetuity. A major upgrade was completed in 2012 which included creation of a retention pond to improve water quality and reduce erosion into the lake. This year they removed 8 dump truck loads of silt that would otherwise be in Beaver Lake.

- Chairman - Mike Nery
 - New construction – all new construction must be approved by the Commission and by the city. The deed restrictions LVP enforce involve Use and Density No commercial use. No subdivision. Stay within your setbacks.
 - Dam – We have an Emergency Action Plan EAP in place. We have a new Dam Operating Manual. We inspected the tunnel and have initiated some repairs.
 - We will have to dredge the lake within the next 1 or 2 years. We should have funds to pay for the dredge and so we do not expect to need to perform a special assessment.
 - South trail – the main update is that the trail is great! (applause from the homeowners). We have had no reported problems. Kevin & Billy have done a ton of work to improve the trail at very low cost to homeowners.
 - South trail law suit – We were sued and won when Judge Pope dismissed the case last year. All but one family have dropped out of the litigation. An appeal to re-open the case has been raised to the NC state court of appeals.
 - Questions:
 - Vann Vogel - Is it possible to post the pleadings on the web site or give us a link where we can see the appeal?
Answer from Bob Deutsch: yes
 - Will the dredging make the lake swimmable?
Answer: No. We have no plans currently to allow swimming at the lake. There was swimming allowed many years ago but there was a drowning and the commission at that time decided to close the lake to swimming. If there was a strong interest from the community in swimming we of course will consider it.
 - Byron Hudson – Would like to know who else is interested in lobbying the city for a sidewalk and protected bike lane on Lakeshore. Byron to organize with other interested persons using NextDoor
 - Brendan Ross - Raised the question about changing the annual assessment so that it's based on a fixed price per lot instead of on road frontage due to the fact that we are no long building/maintaining the roads and that we all receive the same amenities.

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Discussion. Gary Ross agrees and added that a few years ago Joselyn (past treasurer) estimated that a fixed price of \$220 / lot could replace the current system which is based on road frontage. Bob Deutsch said that moving to a new fee structure would require an amendment of the LVP covenants with approval by 2/3 of the homeowners.

Topic will be studied further by the commission.

- Question – can we get a stop light at Windsor & Merrimon? Lots of discussion – One person said we don't have enough volume to justify a light. It's a state road and not in the city's jurisdiction. Someone said that a designer has ruled that location out because there is an old sewer line below the road there. Barbara Hart worked on this for years and finally gave up. Leann has been working with the city to move or improve the sidewalk (current location is too dangerous)
- Question: are homeowner's dues going up this year?
Answer: no they are staying the same.

Election of Commissioners for 2017

- The existing slate of commissioners have volunteered to serve for another year
- No other nominations were received in advance of the meeting
- Mike requests nominations from the floor. There were none.
- Mike asks for a vote to elect the commissioners for 2017. By voice vote the commissioners for 2017 were approved.

By voice vote the meeting was adjourned at 8:10 pm

Keith Pandres, Secretary