

Limited Edition Homeowners Association Minutes September 11, 2017

Prior to the meeting a moment of silence was observed for members of the Limited Edition community who are currently suffering from ill health as well as those people who were enduring Hurricane Harvey and Hurricane Irma and to commemorate the anniversary of 9-11-2001.

The Board voted to make a \$50 donation to Central Baptist Church in the memory of Jackie Staten.

The meeting was called to order at 6pm by Joe Tummers. Board members present were Joe Tummers, Angela Webb, Marianne Simonson, Bruce Hoff, Joe Abounader and Mike Sweeney.

The minutes of the last meeting were unanimously accepted by the Board with the amendment of adding unit #8 to the areas being re-seeded.

Treasurer's Report: Bank balances, \$71,000.50. Motion to accept the report was approved 5-0. The Treasurer's report is available on the Limited Edition website.

Review of Prior Activities:

- Unit #14 reports standing water in the crawlspace. Isaac Villanueva will investigate and quote a repair cost.
- Isaac Villanueva will return to reseed grass at units 8, 40, 52, and 68.
- The Board approved the paver/patio construction at unit #4.

New Business:

- **Landscape Maintenance Contract:** The language of the existing contract does not need to be amended. The Board voted unanimously for Joe Abounader to entertain bids from lawn care companies for the 2018 calendar year.
- **Insurance:** The board voted unanimously to stay with Widener Insurance agency as they have provided good service and other agencies are reluctant to do business with HOAs. The current HOA insurance has a \$5000 deductible. No other companies researched offered a lower deductible amount. There was a discussion as to whether the HOA or the homeowner is responsible for the deductible amount in the event of a claim. No action was taken on this issue. Marianne Simonson researched insurance premiums and will confer with Widener as to whether there are any means to lower the current HOA insurance premiums and whether or not homeowners should carry so called "content insurance" or typical condo insurance while HOA premiums cover the exterior.
- **Budget:** Angela Webb will have a preliminary 2018 budget proposal at the October meeting. The budget must be approved by 12/1/2017.
- **Seasonal Decorations:** Angela Webb will solicit volunteers to assist with seasonal decorations.
- **Driveways:** Joe Tummers and Bruce Hoff met with attorney Jeannette Tysinger regarding the issue of driveways. Per attorney Tysinger homeowners at Limited Edition could be allowed replace or repair their own driveways at their own expense. The Board would be allowed to

develop stipulations that dictate standards for: materials, textures, color, vendors, etc and the Board would ultimately have veto power over such decisions. The Board took no specific action on this issue. Bruce Hoff researched potential contractors for driveway repair in the future. Ryan's Concrete in Jonesborough was found to be a contractor of good reputation.

- **Attorney consult:** The Board voted unanimously to pay attorney Jeanette Tysinger \$694 for her consultation on driveways and other business. Tysinger will draw up a "Hold Harmless Agreement" for jobs at Limited Edition that employ one-man contractors. She strongly recommends proof of Liability Insurance and in the case of contractors employing a workforce, Workman's Compensation Insurance. She will assist on crafting a "past due" letter for HOA fees.
- **Entrance Walls:** Bruce Hoff will research repair options for the brick walls at the entrance to Limited Edition.
- **Gutters/Gutter maintenance:** Gutters and soffits will be cleaned upon receiving a maintenance request that is approved by the Board. The cost of installing Gutter Guards was found to be cost prohibitive per research by Bruce Hoff (\$4 per linear foot).
- **Crawlspaces:** Crawlspaces will not be inspected unless the homeowner has a specific maintenance issue that needs to be addressed.
- **Maintenance Requests:** Bruce Hoff is updating the maintenance form and it can be found on the Limited Edition website. Marianne Simonson will maintain a file of approved projects.
- **Dues:** The policy for homeowners who are past due on paying fees is as follows:
 - HOA fees are due on the 1st of the month
 - HOA fees are considered late on the 10th of the month; phone call/email follow-up will occur on the 5th of the month.
 - A written letter drafted with input from attorney Jeannette Tysinger will be sent at the end of the month and a lien will automatically be placed on the unit.
- **Arborist:** Bartlett's Tree Service has been on-site to inspect the condition of various trees and shrubs as well as to examine the kudzu encroaching on the property. Bartlett's will submit a comprehensive estimate of recommended services to Mike Sweeney.