

## Limited Edition Homeowners Association Minutes October 9, 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.

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 9-11-2107 were unanimously accepted by the Board.

Treasurer's Report: Motion to accept the report was approved unanimously. The Treasurer's report is available on the Limited Edition website.

### Review of Prior Activities:

- At a called meeting on 9-20-2017 the Board voted 4-1 to hire Bartlett tree services to complete the following:
  - Apply herbicide to kudzu that is encroaching on the property (\$1196)
  - Apply growth regulator to various trees to prevent the frequency of future pruning (\$490)
  - Apply pesticide to various trees and shrubs on the property (\$392)
- The grass still needs to be reseeded from prior work at unit #8

### New Business:

- **Landscape Maintenance Contract:** Joe Abounader is entertaining bids from various landscape companies. Several bids have been received using the existing landscape maintenance contract.
- **Insurance:** Marianne Simonson is researching insurance issues:
  - Does the Board pay the deductible for an insurance claim or does the homeowner?
    - Marianne reported that Widener indicated the HOA should pay the deductible however homeowners have been made to pay the deductible in the past.
  - What is the difference in the current premiums for coverage to the interior drywall vs coverage of the outer shell only?
- **Budget:** Angela Webb presented a 1<sup>st</sup> draft of the budget. The Board will discuss and vote on a budget at the November meeting. The budget must be approved by 12/1/2017.
- **Seasonal Decorations:** Angela Webb and Crystal Sweeney will supervise seasonal decorations on the property. The Board unanimously approved \$100 to be spent for fall decorations and \$100 to be spent for Christmas decorations.
- **Hold Harmless Agreements:** Examples of possible hold-harmless agreements were considered by the Board. No action was taken on these examples.
- **Documents:** Following documents were unanimously adopted for use by Limited Edition HOA:

- An updated letter for homeowners in arrears on HOA dues.
- An updated maintenance request form. This form is available on the Limited Edition website or a paper copy may be obtained from the mailbox at #66.
- A list of HOA facts and rules will be available on the website and will be presented to new homeowners that enter the community.
- **Gutters/Gutter maintenance:** Isaac Villanueva will clean gutters by hand for \$50 per unit. Bruce Hoff will assist Issac in determining the need for a unit to have this service performed. Bruce will negotiate a price with Issac if only a section of a home's gutters need to be cleaned. The Board unanimously approved this arrangement.
- **Arborist:** Nutrient treatment for distressed plants on the property was approved by a 3-1 with one member abstaining from the vote. The work will be performed by Bartlett's tree service at a cost of \$785. Other items in the Bartlett's tree service quote will be considered at future meetings.
- **Reserve Fund:** The Board voted 3-1 with one member abstaining to look into the process of changing the Master Deed/By-Laws to reflect that "limited common areas" are the responsibility of the respective unit owner. Information about this process will be distributed to each homeowner, if this is a viable option.

#### **Other Business**

- Maintenance request for unit #6 was denied by the Board
- Maintenance request for unit #44 (trees growing over roof) was considered. Joe Abounader will request Plott Creek to prune these trees.
- Maintenance request from unit #3 was approved. Bushes will be trimmed so that the homeowner can paint.

The next meeting will be held on Monday November 13, 2017