

Limited Edition Homeowners Association Minutes November 13, 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 Board extended a thank you to Angela Webb and her family for constructing the fall display.

October Minutes: The minutes of the 10-09-2017 meeting were unanimously accepted by the Board.

Treasurer's Report: Motion to accept the report was approved unanimously. The minutes and the Treasurer's Report are available on the Limited Edition website. Joe Abounader will continue to deliver a paper copy of both the minutes and the financials to each home in Limited Edition.

Old Business:

- The grass behind unit #8 still needs to be re-seeded.
- Drainage issues behind #24 have been resolved.
- Bushes/trees have been trimmed at #3 and #44.
- Crepe Myrtle trimmed at #22.
- Downspouts at #54 were repaired.
- Waterline break at #26 was repaired by the City of Johnson City. Joe Tummers wrote a letter to the City thanking them for the extra effort in both resolving the issue and in the clean-up effort.
- The tree limb clipper owned by the HOA is being stored at #48.
- Extra shingles are being stored at #1.

New Business:

- Landscape Contract: The Board voted 4-1 to employ Total Lawn Care as the landscape contractor for 2018. Joe Abounader will handle the details.
- Homeowners Insurance: The Board is waiting to receive billing from Widener Insurance for the 2018 Homeowners policy.
 - Premiums are expected to be approximately \$21,000.
 - The \$5000 deductible will be paid by the HOA.
- Reserve Fund: The Board spent significant time discussing the various options of how to adequately fund the reserve account. The board voted 4-1 to increase the HOA fees by \$20 starting January 1, 2018. The \$20 will be set aside in a general reserve account.

- Tree Management:
 - The four dead trees in the back of #16 are not on Limited Edition property. They are on the property of Donna L. Wyche-Bashor. The Board will explore options for tree removal.
 - Mike Sweeney will contact an accredited arborist to give a 2nd opinion on tree management on the property.
- Budget: The Board voted unanimously to adopt Budget B (attached) for 2018.
- Other Business:
 - Bruce Hoff will contact Isaac Villanueva to decide which units need to have gutters cleaned and when this work will take place. Ideally this will take place in early 2018.
 - Paul Kelly and Deborah Lewis volunteered to “audit” LEHOA financials in January 2018.
 - Angela Webb and Crystal Sweeney will construct a Christmas display.
 - Bruce Hoff and Joe Tummers will follow-up on a maintenance request from #48.
 - The Board approved a request from #64 for the owner to pay for a new driveway and walkway with the Board reserving right to review specs for construction and the choice of contractor.
 - #34 is on the market for \$179,900

Next meeting will be held on January 8, 2018 at unit #10.