

## Minutes of Limited Edition Annual HOA Meeting July 9, 2018

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

The Board asked for a moment of silence to remember Limited Edition homeowners who have passed away or who are suffering from ill health.

Each board member made a brief presentation to the homeowners:

- Angela Webb presented the financial report to the homeowners. The Annual Financial Report as well as month financial reports are available to all homeowners at [www.lehoa.net](http://www.lehoa.net).
- Marianne Simonson explained the HOA insurance policy. The HOA homeowners policy is with Widener Insurance Agency and there is a \$5000 deductible for any claim.
- Mike Sweeney explained the landscape maintenance plan and the decision to use Bartlett Tree Service and arborist Chase Giebner as a professional resource.
- Bruce Hoff explained how maintenance issues are considered by the Board and what costs were incurred for maintenance during the fiscal year.
  - o Debi Lewis questioned what plans had been considered for repair of the front entrance. Bruce Hoff and Joe Tummers explained that two different estimates for repair were considered by the Board: one for \$2500 and one for \$10,000. The Board took no action on the issue.
- Joe Tummers explained lawn maintenance and awarding the landscape contract to Total Lawn Care.
  - o Graham Spurrier questioned why Total Lawn Care did not trim hedges at back and side of unit as Plott Creek had done in the past. Joe Tummers explained that this action is not included in the landscape maintenance contract. Phyllis Gibson questioned why the bank behind unit #6 is not landscaped by Total Lawn Care. This action is also not included in the landscape maintenance contract. Emily Wooten said the Total Lawn Care provided individual quotes that were too expensive.
- Joe Tummers summarized actions taken by the Board during the fiscal year:
  - o A "Hold Harmless and Indemnification Agreement" was approved for use by the Board and for homeowners when dealing with contractors. New maintenance request forms and late fee forms were also created and approved by the Board.
  - o Owners may replace their own driveway at their own expense if they see fit, however the specs and contractor must be approved by the HOA. The Board did

extensive research on the condition of driveways on the property. Driveway replacement is estimated at \$6,000 per unit.

- o The dead trees behind unit #16 are not on Limited Edition property. The property owner was notified that they are responsible for the trees via certified mail.
- o A reserve fund was created and is funded by the \$20 increase in dues.
- o The settlement that involves units #34, #36, and #38 was explained to homeowners.

### **New Business:**

- Graham Spurrier and Betty Jackson were nominated and confirmed by majority vote to serve as Board members for 2018-2019 fiscal year.
- Homeowners are concerned about homeowners and guests observing speed limits in the neighborhood. Bruce Hoff will research additional signage from the city.
- The city will move the water meter at unit #52 to mitigate water seeping into the crawl space.
- #20 and #22 reported trespassers entering Limited Edition through the woods. Mike Sweeney will ask JCPD for extra patrols and will research potential solutions.
- Limited Edition HOA officers for 2018-2019:
  - o President: Mike Sweeney #52
  - o Vice President: Graham Spurrier #18
  - o Treasurer: Angela Webb #66
  - o Secretary: Betty Jackson #42
  - o Marianne Simonson #8
  - o Bruce Hoff #12
- Mike Sweeney (President) and Graham Spurrier (Vice-President) and Angela Webb (Treasurer) will be added to the Eastman Credit Union savings and checking accounts.
- Joe Tummers is no longer on the HOA Board and will be removed from the ECU account.

- Bruce Hoff is no longer the Vice-President and will be removed from the ECU account.