

Minutes of Limited Edition Annual HOA Meeting August 13, 2018

The meeting was called to order by Mike Sweeney. Board members present were: Bruce Hoff, Marianne Simonson, Graham Spurrier, and Angela Webb. Betty Jackson 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.

- The minutes of the June and July meeting were approved unanimously.
- The Treasurer's report from June and July were approved unanimously.

Old Business

- Mike Sweeney reported on water in the crawl space at #52
 - o The city moved the water meter to the upslope of the property in an attempt to prevent water leaking through the foundation. This was done at no cost to the HOA.
 - o Total Lawn Care installed a French drain at #52.
 - o Recent rains still resulted in water in the crawl space. Total Lawn Care plans to install a sump pump or gravity-based drainage system to remove the water.
 - o Master Dry Systems is scheduled to provide a 2nd opinion on the water issues. There is no charge for a consultation from Master Dry.
- Trespassers
 - o At the annual meeting homeowners voiced concerns regarding trespassers onto Limited Edition property. Mike Sweeney has contacted Lt. Scott Carrier of the JCPD Community Policing unit to relay these concerns to the proper authorities.
 - o The Board discussed the possibility of planting shrubs that are not trespasser friendly (thorns) at the back of the property near units 20 and 22. No action was taken.
- Speeding
 - o At the annual meeting homeowners voiced concerns regarding vehicles speeding in the neighborhood. As we live on city streets the Board decided it is highly unlikely the city will reduce the speed limit at Limited Edition. We ask all residents and guests to observe the speed limit and to be courteous to your neighbors.

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New Business

- Maintenance requests were discussed for units 20, 22, 30, 34, and 36. Homeowners were notified of Board decisions and rationale individually.

- Landscaping and Mowing Issues
 - o Several homeowners have notified the Board of concerns regarding mowing and landscaping. Among the concerns are:
 - o Kudzu encroaching through ornamental plants at the rear of the property
 - o Trimming of bushes and hedges
 - o Frequency of mowing
 - o Downspout drainage to French drain between unit #12 and #14
 - o Mike Sweeney will contact Total Lawn Care to convey these concerns.

- Insurance Deductible
 - o The current HOA homeowner's insurance policy carries a \$5000 deductible per occurrence. The Board voted unanimously that the individual homeowner will be responsible for the first \$1000 of the deductible and the HOA will then pay the remaining \$4000 if necessary.

- YTD Financials and Budget
 - o The Board discussed the state of the budget and year-to-date financials. As of 7/31/2018 the HOA budget has a balance to spend of \$9400. There are several billed items to be paid in August.
 - o The Board is committed to adhering to the budget and hopefully growing reserve funds.
 - o The Board voted to reimburse Angela Webb the cost of maintaining the website (lehoa.net). The cost is \$300 per year. This amount will be budgeted in future years.

Next HOA meeting to be held on Monday September 10 at 6pm at unit #8

- Any homeowner who needs to contact Mike Sweeney should first try email at michaelsweeney50@gmail.com. Emails and text messages can be answered more promptly than phone calls. I am not allowed to answer my phone while at work during the day and am often coaching in the evenings. My phone number is 423-483-6927. If a phone call is necessary please leave a message and I will call back when I am able.