

## January, 2020, LEHOA Minutes

The January meeting was held on January 13, 2020, at 6:00 pm at unit # 42. The members present were Mike Sweeney, President; Graham Spurrier, Vice President; Joe Tummers, Treasurer; Betty Jackson, Secretary.

### Old Business:

- The December, 2019, Minutes and Financial reports were approved and can be viewed by the community at: [www.lehoa.net](http://www.lehoa.net)
- Plott Creek bill for December will be paid. This was the last month for Plott Creek to be our lawn maintenance. Total Lawn is now our lawn maintenance contractor.
- The 2019 Financial records have been reviewed by Deborah Lewis and Crystal Sweeney. Everything is in order.
- The issue with the mail box for unit #34 has been tabled until the homeowners return from Florida.
- Still awaiting bid for annual inspections of each homeowner's crawl space.

### New Business:

- In order to save \$63, the Board moved to prepay Mr. Green Thumb for the three applications for 2020. The total cost will be \$2,037.
- The new insurance policy is on the website and each owner's declaration sheet can be found there. If you need a paper copy you may print it or contact any Board member for a copy.
- There is a sizable stain on the public road from a car or truck that leaked oil across from unit #12. Mike will ask Isaac Villanueva to inspect and offer recommendations.
- We now have a new owner at unit #68. Her name is Janis Verran. Please welcome her to our community.
- Angela Webb has some cracks in her dry wall and has asked for a recommendation of a repair man. Joe Tummers will forward her the name of a repairman.

The next Board meeting will be at 6:00 pm on February 10<sup>th</sup> at unit #42.



LIMITED EDITION HOMEOWNERS DIRECTORY

Limited Edition Unit Owners Directory (10/2019)

Unit #	Name Occupant	Phone #	e-mail address	Alt. Phone #
1	Mary Lou & Jim C. Cooper, II	854-9500	jccooper1@charter.net	341-2387
2	Agnes W. Ledbetter	292-6758		948-9490 (son)
3	Shelly & Lonnie Hyatt (renters)	276/285-7718	lonniehyatt@yahoo.com	423/833-1397
4	Elsie Holley	767-1828		
6	Dorothy J. Saylor (Todd Saylor)	282-3478		737-8359
8	Marianne & Thomas F. Simonson	262-8017	algeetom@aol.com	315/868-4280
10	Joe A. Abounader	202-3081	jabounader444@gmail.com	330/441-2964
12	Nancy & Bruce E. Hoff	202-3111	behoffer@outlook.com	928-3005
14	Mary J. Cornett	262-9995	namac123@yahoo.com	
16	Phyllis P. Gibson	952-0456	bucmanns@gmail.com	
18	J. Graham Spurrer III	483-3153	DFLewis94@gmail.com	
20	Deborah F. Lewis	202-8170	jojocress@outlook.com	676-4653
22	Joann S. Cress	297-7667		
24	Deborah L. Wilson	282-0733		
26	Pamela M. Eldred	722-3020	eldredpm47@yahoo.com	525-7813
28	Diann Duncan	283-9571		741-2459
30	Thea J. & Gerard J. (Joe) Tummers	283-9854	ttummers@icloud.com	956-3291
32	M. Marshall Grube	926-3291	grube@mail.etsu.edu	
34	Cathy & Stephen A. Taylor	416-3569	staylor1651@yahoo.com	cthyglenist@yahoo.com
36	Y. Nelle Shipley	282-4939		
38	Judy G. & Robert E. Shelton	282-3884	reshelton@charter.net	946-1810
40	Denise L. Kerney	631-0693	dkerney0719@charter.net	335-2940
42	Bethy S. & Mike Jackson	612-3445	michaels37642@yahoo.com	914-6751
44	Karen & C. Clifford Andes	742-0827		
46	Paul F. (Freddy) Collins	865/207-9274	collinspaul0724@gmail.com	
48	Tommie S. & Harry H. Buck	926-6609	hnbuck37@gmail.com	213-0672
52	Crystal & Michael J. Sweeney	483-6927	michaelsweeney50@gmail.com	
54	Faye L. Russell	268-1499	frussell951@gmail.com	
56	Terry J. & Richard W. Powell	282-3626	richardpowell030@gmail.com	914-0391
62	Carol R. Fargason	283-0266	carolfargason@charter.net	
64	Emily C. Wooten	282-2117	johnsonctyhomes@charter.net	747-0492 (daughter)
66	Angela H. Webb	773-7735	aw3angel@aol.com	
68	Janis G. Verran	926-5670	jonesjgkr@charter.net	741-3280
Owner of unit				
3	Joy P. Strickland, 4718 Lake Park Dr. J.C., TN 37615		jackjoy@comcast.net	791-6800

Limited Edition Website

lehoa.net

Mail checks to:  
Limited Edition Homeowners  
Assoc.

OR Drop checks off at box mounted  
on mailbox pedestal near unit #52, marked LE

76 Sterling Court North Johnson  
City, TN 37604



**Bank Info December 2019 (Prepared by Joe Tummers)**

Operating Bank Acct# xxxxx4911							
	<b>Balance November 30</b>			\$	20,988.25		
<b>Income</b>							
12/2, 12/10	HOA Dues			\$	4,070.00		
12/31	Dividend			\$	1.36		
			<i>Total Income</i>	\$	4,071.36		
<b>Expenditures</b>							
12/2, 12/10	Hunter, Smith & Davis	Retainer (\$2,500) + Court Appearance (\$959)		\$	3,459.00		
12/9	Total Lawn Care of TN	Clean Gutters		\$	1,300.00		
12/10	Plott Creek Grounds	Grounds Maintenance		\$	1,225.00		
12/10	Check # 1123	Joe Tummers (TN Secretary of State)		\$	20.46		
12/10	Reserve Deposit	One-Time Contribution		\$	10,000.00		
12/11	Reserve Deposit	Monthly Contribution		\$	630.00		
			<i>Total Expenditures</i>	\$	16,634.46		
				\$	20,988.25	\$	4,071.36
						\$	16,634.46
	<b>Balance December 31</b>					\$	8,425.15
Reserve Bank Acct# xxxxx4903							
	<b>Balance November 30</b>			\$	44,866.30		
12/10, 12/11	Reserve Deposits	One-Time Contribution + Monthly Contribution		\$	10,630.00		
12/31	Dividend			\$	13.35		
			<i>Total Income</i>	\$	10,643.35		
	<b>Balance December 31</b>					\$	55,509.65
			<b>Total Balance Both Accounts 12/31/2019</b>			\$	63,934.80



LE Income / Expense 2019 (prepared by Joe Tummers)

Acct #	Account Description	Budget	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sep.	Oct.	Nov.	Dec.	YTD	Bal.
40000	Operating Account															
	**Income**															
41051	Association Dues	\$ (60,480)	\$ (8,740.00)	\$ (3,940.00)	\$ (4,560.00)	\$ (4,125.00)	\$ (6,320.00)	\$ (4,400.00)	\$ (5,360.00)	\$ (4,400.00)	\$ (5,360.00)	\$ (3,910.00)	\$ (4,500.00)	\$ (4,070.00)	\$ (59,715.00)	\$ (765.00)
41052	Late Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41055	Returned Checks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
41053	Interest	(50)	(2.83)	(2.50)	(3.05)	(3.16)	(3.70)	(3.92)	(4.30)	(4.53)	(4.65)	(4.92)	(4.02)	(1.36)	(42.94)	(7.06)
	Total Income	\$ (60,530)	\$ (8,742.83)	\$ (3,942.50)	\$ (4,563.05)	\$ (4,128.16)	\$ (6,323.70)	\$ (4,403.92)	\$ (5,364.30)	\$ (4,404.53)	\$ (5,364.65)	\$ (3,914.92)	\$ (4,504.02)	\$ (4,071.36)	\$ (59,757.94)	\$ (772.96)
60000	**Expenses**															
61100	Administrative															
61108	Annual Meeting	50			30.00										30.00	20.00
61162	Legal Consultation	50					16.50						27.36		3,459.00	\$ (3,459.00)
61180	Postage	20													20.48	(20.93)
61188	Annual Report	25,500				20.47									17,647.00	7,853.00
61245	Insurance															
61260	Bldg. Repairs & Maintenance							117.47	885.00						1,012.47	(812.47)
61275	Painting, Caulking	1,720	1,300.00			20.00									1,320.00	400.00
61278	Gutters	6,000				980.00		1,850.00	79.45						2,909.45	3,090.55
61280	Other														125.00	(125.00)
61285	Roof									200.00					200.00	(200.00)
61290	Driveways															
61400	Landscaping & Grounds															
61430	Grounds	16,800	3,262.00	1,225.00	1,225.00	1,279.00	1,275.00	1,225.00	1,225.00	1,225.00	1,225.00	1,225.00	1,225.00	1,225.00	16,841.00	(41.00)
61455	Landscape	500													1,300.89	(801.89)
61510	Tree Maintenance	1,000													1,840.00	(840.00)
61900	Other General Expenses															
61960	Corporate IRS Reports	20				49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	392.00	196.00
62080	Professional Fees & Audit	588	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	49.00	139.46	10.54
62111	Office Expenses	150													0.00	0.00
61120	Holiday Decorations														50.00	50.00
62150	Returned Check Fees	100													630.00	(10,000.00)
63000	Donations	7,560	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	7,560.00	(7,560.00)
General Reserve Fund																
	Total Expenditures	\$ 60,568	\$ 6,241.00	\$ 1,904.00	\$ 1,904.00	\$ 3,006.47	\$ 2,079.00	\$ 2,021.47	\$ 4,665.50	\$ 2,122.91	\$ 4,155.00	\$ 1,076.89	\$ 2,249.36	\$ 16,634.46	\$ 66,062.06	\$ (7,504.86)
	Total Net Operating Income	\$ 28.00	\$ (3,501.83)	\$ (2,038.50)	\$ (2,655.05)	\$ (1,118.69)	\$ (4,244.70)	\$ (2,382.45)	\$ (698.80)	\$ (2,281.62)	\$ (1,209.65)	\$ (2,038.03)	\$ (1,715.34)	\$ (12,553.10)	\$ (8,304.12)	\$ (6,276.12)
91085	Reserve Account															
	Monthly Transfer from 91085	7,560	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	7,560.00	(7,560.00)
	Dividend	100	22.35	8.93	10.07	630.90	640.39	640.22	640.72	640.88	640.89	641.21	641.01	641.01	6,443.35	\$ (10,039.72)
	Balance Reserve Account	\$ 7,660.00	\$ 652.35	\$ 638.93	\$ 640.07	\$ 639.90	\$ 640.07	\$ 640.07	\$ 640.07	\$ 640.07	\$ 640.07	\$ 640.07	\$ 640.07	\$ 640.07	\$ 6,443.35	\$ (10,039.72)



**INCOME & EXPENSE for 2019 (Prepared by Joe Tummers)**

Operating Bank Acct# xxxxx4911					
	Balance January 1		\$15,455.27		\$ 53,265.52
<b>Income</b>	HOA Dues			\$ 59,715.00	
	Dividend			\$ 42.94	
		<i>total income</i>		\$ 59,757.94	
<b>Expenditures</b>	Plott Creek G. M.	Contract		\$ 13,475.00	
	Plott Creek G. M.	Additional Grounds Maintenance (see **)		\$ 1,474.00	
	Mr. Green Thumb	3 Applications		\$ 2,037.00	
	Total Lawn Care of TN	Clean Gutters, etc. (see **)		\$ 5,455.00	
	Angela Webb	Bookkeeping January thru July		\$ 343.00	
	Hunter, Smith & Davis	Lawsuit #4		\$ 3,459.00	
	Reserve Deposit	Contribution to Reserve Account		\$ 17,560.00	
	Jones Insurance Services	Erie Property, Liability & Umbrella		\$ 17,647.00	
	Miscellaneous	Expenditures Itemized (see ***)		\$ 5,338.06	
		<i>total expenditures</i>		\$ 66,788.06	
			\$ 15,455.27	\$ 59,757.94	\$ 66,788.06
	<b>Balance December 31</b>				<b>\$ 8,425.15</b>
<b>Reserve Bank Acct# xxxxx4903</b>					
	Balance January 1		\$ 37,809.93		
12/10, 12/11/19	Reserve Deposit	Monthly \$630 + one time \$10,000		\$ 17,560.00	
10/31/2019	Dividend			\$ 139.72	
		<i>total contributions</i>		\$ 17,699.72	
	<b>Balance December 31</b>				<b>\$ 55,509.65</b>
		<b>Total Balance Both Accounts 1/1/2019</b>	<b>\$ 53,265.20</b>		
				<b>12/31/2019</b>	<b>\$ 63,934.80</b>