

May, 2020, LEHOA Board Minutes

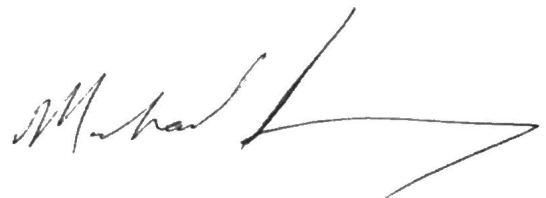
The May meeting was held on May 11, 2020, at 6:00 PM at unit #42. There was no April meeting due to the "Safer at Home" Covid19 Virus policy. The members present were: Mike Sweeney, President; Graham Spurrier, Vice President; Joe Tummers, Treasurer; Bruce Hoff, Member at Large; Betty Jackson, Secretary.

Old Business:

- The March Minutes and the Financials for March and April were approved and can be viewed by the community at: www.lehoa.net
- The Board is awaiting an estimate for repairs to the sagging floor at unit #68.
- Request from the homeowner at Unit #4 was received asking to prevent water from pooling in the crawl space and ridding moisture from under the plastic barrier. This owner states that she has two estimates for the job. Pictures were taken of the crawl space a day after one of our many heavy rains and there was no water pooling. Copies of the pictures were made to give to the homeowner. Two attempts were made to deliver the photos and discuss the maintenance request with the homeowner without any success. A certified letter along with the copies of the crawl space photos have been mailed to the homeowner. The Board is awaiting a response from the homeowner along with a copy of the estimates.
- Roof repairs were made at unit #48 by Vanderpool Roofing.

New Business:

- Request from Unit #22 received asking to have grass seed sown behind the home and not to mow the area until the grass has seeded properly. Approved.
- Several gutters between Units #6-20 have pine needles in them causing rain overflow. Units #10, 12, 14, & 18 have been cleaned out either by the homeowner or the landscaping service. The landscaping service will be notified to clean out the Units #6, 8, 16, & 20 as soon as possible. The gutter at #48 was also cleaned out.
- Total Lawn Care will be asked to make sure his workers are blowing off all patios, decks, & porches after each mowing.

A handwritten signature in black ink, appearing to read "Michael", followed by a long horizontal line extending to the right.

- The gutter is pulling away from Unit #32 and there is water damage at the end of the roof. Isaac Villanueva will be asked to assess this.
- Mr. Green-thumb sprayed the second of three applications on April 15th.
- The tree at the corner of Unit #52 has appeared to be dying. It will be assessed in the fall to see if it will be needed to be removed and replaced.
- There was discussion with the Board to possibly have the next landscaping service to weed and mulch all around each unit. This would eliminate the purchasing of 7 bags of mulch for each unit and the need for the homeowners to do the upkeep of weeding the flower beds. This is tabled until the fall with bids for landscaping service.
- Two of the current Board members will be wrapping up their term at the end of June, and will be rotating off the Board. We still have been one short so we will need three new members. If anyone is interested in serving on the Board, please contact one of the Board members before June 8th (next Board of Directors meeting). This is so we can send out the ballots and proxy forms.
- We have requested to use the Johnson City Library for the annual meeting. The library is still closed and they are not making reservations at the time. A notification of the date and location will be sent out with the ballot and proxy forms.

The next board meeting will be on June 8th at 6:00 PM at unit #42.

Bank Info March 2020 (Prepared by Joe Tummers)

Operating Bank Acct# xxxxx4911							
		Balance February 29		\$	16,676.61		
Income							
	3/2, 3/9	HOA Dues		\$	4,740.00		
	3/24	Refund Lawsuit #4		\$	1,828.00		
	3/31	Dividend		\$	2.67		
		Total Income		\$	6,570.67		
Expenditures							
	3/6	Total Lawn Care of TN	Grounds Maintenance	\$		1,350.00	
	3/11	Steve Taylor - unit #34	Restitution Deductible 7/19/2019	\$		(1,850.00)	
	3/11	Reserve Deposit	Monthly Contribution	\$		630.00	
		Total Expenditures		\$		130.00	
		Balance March 31		\$			23,117.28
Reserve Bank Acct# xxxxx4903							
		Balance February 29		\$	56,809.59		
	3/11	Reserve Deposits	Monthly Contribution	\$		630.00	
	3/31	Dividend	Credit Dividend	\$		14.54	
		Total Income		\$		644.54	
		Balance March 31	Total Balance Both Accounts March 31, 2020	\$			57,454.13
				\$			80,571.41

LE Income / Expense 2020 (prepared by Joe Tummers)

Account Description	Budget	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	YTD	Bal
Operating Account															
Income															
Association Dues	\$ 60,000	10,480	3,920	4,740										19,140	\$ 40,860
Lab Fees and Returned Checks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest	\$40.00	1.94	1.98	2.67										6.59	\$ 33.41
Total Income	\$ 60,040	\$ 10,481.94	\$ 3,921.98	\$ 7,412.67										\$ 19,148.58	\$ 40,893.42
Expenses															
Administrative	\$150	20.48	0	-1,828										-1,807.54	1957.54
Annual Meeting															
Legal Consultation															
Postage		20.48													
Annual Report to TN Sec of St.		20.48													
Insurance (Eris Insurance)	\$19,730	0	0	0	0	0	0	0	0	0	0	0	0	0	19,730
Insurance Deductible Fund	\$2,000	0	0	-1,850										-1,850	3,850
Bldg. Repairs & Maintenance	\$7,530	250	0	0	0	0	0	0	0	0	0	0	0	250	7,280
Painting, Caulking															
Gutters		250													
Roof															
Chimneys															
Other															
Lawn Care	\$15,500	3,250	1,350	1,350										5,950	12,550
Grounds Maintenance	\$5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000
Tree Maintenance															
Other General Expenses	\$600	0	0	0	0	0	0	0	0	0	0	0	0	0	600
Office Expenses															
Holiday Decorations															
Donations															
General Reserve Fund	\$7,550	630	630	630										1,890	5,660
Total Expenses	\$ 60,040	\$ 17,749	\$ 1,980.00	\$ (1,268.00)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,444.48	\$ 55,595.52
Total Net Operating (Income)	\$ 0	\$ (6,309.48)	\$ (1,941.06)	\$ (6,440.97)										\$ (14,092.13)	\$ 14,092.13
Reserve Account															
Transfer from Operating Account	\$7,550	630	630	630										1,890	5,660
Dividend	\$150	26.49	13.45	14.54										54.48	95.52
Reserve Account Change	\$ 7,700	\$ 656.49	\$ 643.45	\$ 644.54										\$ 1,944.48	\$ 5,765.52

Bank Info April 2020 (Prepared by Joe Tummers)

Operating Bank Acct# xxxxx4911		Balance March 31	\$	23,117.28
Income				
4/1, 4/8	HOA Dues		\$	6,000.00
4/30	Dividend		\$	3.29
	Total Income		\$	6,003.29
Expenditures				
4/3	Total Lawn Care of TN		\$	1,350.00
4/8	Hunter, Smith & Davls Advice to Recoup Payment to #34 (July, 2019)		\$	273.00
4/13	Reserve Deposit Monthly Contribution		\$	630.00
4/16	Vanderpool Roofing Repair roof leak #48		\$	900.00
4/23	Hunter, Smith & Davls Refund Lawsuit #4 (bills Nov. & Dec. 2019)		\$	(1,635.00)
	Total Expenditures		\$	1,518.00
	Balance April 30		\$	27,602.57
Reserve Bank Acct# xxxxx4903				
	Balance March 31		\$	57,454.13
4/13	Reserve Deposits Monthly Contribution		\$	630.00
4/30	Dividend Credit Dividend		\$	14.22
	Total Income		\$	644.22
	Balance April 30		\$	58,098.35
	Total Balance Both Accounts April 30, 2020		\$	85,700.92

15 Income/Expense 2025 (preparing Jan 2026)

Account Name	1/2025	2/2025	3/2025	4/2025	5/2025	6/2025	7/2025	8/2025	9/2025	10/2025	11/2025	12/2025	Total
Operating Account													
Revenue													
Account Close	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 24000
Other Revenue													
Expenses													
Advertising	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 12000
Auto Insurance	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2400
Auto Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Auto Repairs	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3600
Bank Charges	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Gas	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2400
Insurance	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6000
Interest	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Lighting	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600
Maintenance	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2400
Oil	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Repairs	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3600
Taxes	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 4800
Tire	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Tire	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Utilities	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2400
Wash	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Wax	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Other Expenses	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Gas	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2400
Oil	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Repairs	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3600
Tire	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Wash	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Wax	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Other	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1200
Total Net Operating Income	\$ 8000	\$ 8000	\$ 8000	\$ 8000	\$ 8000	\$ 8000	\$ 8000	\$ 8000	\$ 8000	\$ 8000	\$ 8000	\$ 8000	\$ 96000
Reserve Account													
Reserve for Operating Account	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 2000	\$ 24000
Drawing	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 1000	\$ 12000
Reserve Account Closing	\$ 1700	\$ 1700	\$ 1700	\$ 1700	\$ 1700	\$ 1700	\$ 1700	\$ 1700	\$ 1700	\$ 1700	\$ 1700	\$ 1700	\$ 20400