

## July 12, 2021, LEHOA Annual HOA Minutes

The 2021 Limited Edition Home Owners Association Meeting was called to order by Joe Tummers, President/Treasurer. There were 11 members present and 13 Proxy votes. The quorum was met. Also in attendance from the Board were Betty Jackson, Secretary, Janis Verran and Jim Cooper, members at large. VP Joe Abounader was on vacation.

### New Business:

- The June minutes and financial report were approved.
- The Board approved to pay part of the deductible on the insurance claim of the air conditioner replacement at unit #54. One unit had been damaged from lightening and had to be replaced.
- The members present received ballots and notification that Mike Sweeney, Unit #52 and Dennis Bernhardt, Unit #54, have agreed to serve on the Board. There will be two members replacement for the Board. Graham Spurrier, who passed away in December, and Betty Jackson, rotating off after three years on the Board. Thank you was given to Betty for holding the secretary's position for the full three years.
- Upon receiving the ballots, the two new members for the Board of Directors announced are Mike Sweeney and Dennis Bernhardt.
- Joe Tummers reported to the HOA members a review of actions taken by the Board.
- Joe also reported the financial standing of the HOA. There is an increase of \$6000+ to the ending balance as of June 30, 2021 (end of the fiscal year).
- The lawn care has been by Rustic Ridge and they have done a very good job this year.
- The lawn treatment has been by Englewood. There are a total of four treatments instead of three that we had with Mr. Green Thumb at a reduced cost. Positive comments for Englewood were voiced by some members.
- There are gutter guards installed on units #8-20 on the back of each unit and also 15 feet on each side. The guards were purchased through Home Depot and the installation was contracted out. This were substantial savings by going this route. These were installed due to the pine needles that shed from the pine trees that are not on our property but close to the boundaries.

The minutes of the Board meeting, that followed will be issued by the new Secretary.

The next meeting will be on August 9<sup>th</sup>.

**Betty Jackson, Secretary (rotating off)**

Minutes of newly elected LEHOA Board

Meeting held at Johnson City Mall Community Room at 6:00pm on July 12, 2021

Minutes prepared by Mike Sweeney

The newly elected Limited Edition Board is as follows: Joe Tummers, Jim Cooper, Joe Abounader, Janis Verran, Dennis Bernhardt, Mike Sweeney. The Board elected the following members to serve as officers:

Joe Tummers: President (sets meeting agenda and runs monthly meeting)

Mike Sweeney: Vice-President (assists President and service in his/her absence)

Joe Tummers: Treasurer (manages financials for LEHOA)

Mike Sweeney: Secretary (records minutes of monthly meetings)

Jim Cooper: Member at-large

Janis Verran: Member at-large

Joe Abounader: Member at-large

Dennis Bernhardt: Member at-large

Mike Sweeney was appointed to be the 2<sup>nd</sup> signatory on the Eastman Credit Union Account. He will replace outgoing 2<sup>nd</sup> signatory Betty Jackson. Mike Sweeney will report to Eastman Credit Union to complete the paperwork for this authorization. President Joe Tummers is the other signatory.

Mike Sweeney was voted to keep the 2<sup>nd</sup> set of keys for the mailbox and the drop box.

The next Board meeting is scheduled for Monday August 9, 2021 at 6pm at unit #68.