

June, 2021, LEHOA Board Minutes

The June Board meeting was held on June 14th, 2021, at 6:00 PM at unit number 68. Members present were: Joe Tummers, President/Treasurer; Joe Abounader, Vice President; Betty Jackson, Secretary; Members at Large: Jim Cooper and Janis Verran. The May Minutes and Financials were approved. These can be found on the LE Website (LEHOA.NET).

Emily Wooten (unit 64) has had a bad fall and is in NHC here in Johnson City. Please remember her in prayer and get well cards. Her daughter requests the cards to be sent to her home here. Emily's mailing address is: 64 Sterling Court North, Johnson City, TN. 37604

Old Business:

- Rustic Ridge has delivered and spread mulch (for the ones who wanted theirs spread). They also did trimming and edging. They have done a great job.
- Shepherd's Lawn Care and Landscaping finished grinding stumps at unit 26, backyard maintenance at unit #s 22 & 32, and areas in between #s 12/14 and 16/18 for a total of cost of \$1080. Remaining landscaping plans for both sides of #10 tabled until Fall.
- The plan for the gutter guards is: the Board will purchase the guards from Home Depot and Tommy Little & Son will install on unit #s 8-20 on the back of the units.
- **Please remember:** The annual HOA meeting is scheduled for July 12th, at 6:00 P.M. at the JC Mall's Community Room. Proxy notices will be delivered soon. If you are unable to go to the meeting please remember sign the proxy notice and give to someone who will be going to the meeting.

New Business:

- Remember to pay the HOA Maintenance fee by the due date. If not paid by the 15th of the month, a \$10 administrative fee will be added and a letter will be sent to the homeowner. If still not paid within 45 days of becoming overdue, you will have to pay another \$10 administrative fee. If dues payments are 60 days late, the matter will be turned over to an attorney for collection and all costs will be the responsibility of the delinquent owner.

Maintenance Request:

- #1 and #32 – Damp basement according to Orkin. The Board is awaiting for the final report from a home inspector. Initial fix is to have owner seal the HVAC ducts and then work on the mold/fungi problems.
- #54 Keep watching 2 downspouts at the corner of patio backing up (cost so far: \$380)
- #54 Both AC not working as a result of a power surge (lightning?); may be covered by insurance.

The next meeting is the Annual HOA meeting on July 12th at 6:00 PM in the JC Mall Community Room.

Betty Jackson, Secretary