

Minutes of Limited Edition HOA Board

Meeting held at unit #68 at 6:00pm on September 13, 2021

Minutes prepared by Mike Sweeney

The following members were present: Joe Tummers, Jim Cooper, Joe Abounader, Janis Verran, Dennis Bernhardt, Mike Sweeney.

Old Business:

- August Minutes approved.
- August financials approved.
- Jobs at units 1, 32 and 54 satisfactorily completed by Reed's Sprayfoam & Waterproofing.
- E-mails sent to Barnes, Little, Little's Heating & Air and Andy Tolley to notify bid decision for 1, 32 and 54.

New Business

- Notify Rustic Ridge to prune/trim trees around units within next two weeks.
- The Board discussed the issue of side and back yard landscaping, which is not being maintained by homeowners. As these landscape beds are common areas, the Board reserves the right to return this landscaping to the common lawn if it becomes unsightly.
- Joe Abounader and Dennis Bernhardt will address lack of grass in areas in between units 8/10 and 10/12.
- The Board will solicit an early bid from Rustic Ridge to keep the landscape contract. As there have been no homeowner complaints with Rustic Ridge, if the bid is reasonable, then the Board will vote to renew the contract.
- The Board will solicit an early bid from Englewood to keep the lawn spraying contract. As there have been no homeowner complaints with Englewood, if the bid is reasonable, then the Board will vote to renew the contract.
- The Board will begin discussions to renew the home owners insurance contract with Erie and Bill Jones Insurance. Erie is the only company that offers a \$1000 deductible for LEHOA policy. All other competitors offer a deductible of \$5000 or more.

Maintenance Requests:

- # 1 Replace non-functioning underground drainage pipe: this request will be tabled until early 2022. Homeowner is in agreement with this decision.
- # 6 Rustic Ridge needs to maintain bank behind unit: Mike Sweeney and Jim Cooper will investigate and speak with homeowner.
- # 6 Joe Abounader will approach Tommy Little for an estimate on painting.

- #36 Rustic Ridge needs to keep bushes behind unit trimmed: Jim Cooper will notify Rustic Ridge.
- #38, #40, #42 vines encroaching on units: The Board approved Englewood to remove various vines (which are not kudzu) manually and will treat with herbicide to prevent future encroachment at a cost of \$600.
- Kudzu behind #36 and #38: E-mailing with property manager of parcel of land behind these units. Will request that property owner take action to address kudzu encroaching on LEHOA property. The Board will consider a next step once the property owner behind these units responds to LEHOA request.
- #40 Problem to be addressed after crawlspace is considered dry.
- #68 Top Dogwood in front; trim all shrubs in front; trim shrubs on street side: Jim Cooper will discuss with Rustic Ridge.

-Pruning/Trimming list for fall 2021 (after blooms have ended):

- #2 ornamental tree/bush at front, right corner
- #3 ornamental trees at front, left corner
ornamental tree at back, left corner
- #8 ornamental tree in front of unit
ornamental tree at front, right corner
- #14 ornamental tree at front, right corner
- #22 ornamental tree at front, right corner
- #30 dogwoods (2) in front of unit
- #40 ornamental tree in front of unit
ornamental tree at front, right corner
- #48 ornamental tree at front, left corner

The trees in question are growing over gutters and/or roof. Should any owners of units mentioned above elect to manage the pruning themselves, then they should notify Jim Cooper (854-9500) or Janis Verran (741-3280).

It is the Board's prerogative to decide when trees that pose a problem or safety hazard to a unit should be trimmed, pruned, or removed.

Next meeting scheduled on October 11, 2021 at 6pm at unit # 68