

Minutes of Limited Edition HOA Board

Meeting held at unit #68 at 6:00pm on October 11, 2021

Minutes prepared by Joe Tummers

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

Old Business:

- September Minutes approved.
- September financials approved.
- Regarding crawlspace jobs at #s 1 and 32 Reed's Sprayfoam & Waterproofing provides lifetime warranty on workmanship; dehumidifier carries 5-year manufacturer's warranty, but Reed's will come out and check the appliance when needed at no charge. There is no warranty on the liner itself.
- Rustic Ridge pruned and trimmed bushes and ornamental trees, except dogwoods, crepe myrtles and rhododendrons, which will be trimmed when they are not in bloom or carry buds.
- Englewood completed 4th lawn treatment (last spraying of 2021) on October 1, 2021.

New Business

- RTG (Nikki Pate) is the property manager for 3LS Properties Inc. (owner of the vacant lot behind units 36/38) . She agreed to control the kudzu on that property; they will spray on Oct. 12 around 1:00 pm.
- 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.
- The Board approved a 3-year contract with Rustic Ridge beginning January 1, 2022 for \$1,365/month.
- The Board approved a 3-year contract with Englewood for 4 lawn treatments per year for \$1,560/year beginning January 1, 2022.
- The Board approved Erie Insurance as our insurance carrier for 2022 at an annual cost of \$17,909; this is an increase of \$382 (or 2.18%) over our 2021 premium. At the same time the value of our insured property will increase from \$9,070,000 to \$9,529,500 (about \$288,773/unit).
- Joe Abounader and Dennis Bernhardt will attempt to contact Vic Shepherd to obtain a quote for black dirt, grass seed and straw for areas in between units 8/10 and 10/12 and 16/18 and street side of #26.
- Joe Abounader and Dennis Bernhardt will try to establish property line behind units 28 through 38.
- The Board is concerned, that there will not be volunteers to serve on the Board when Janis Verran and Joe Tummers will complete their term in July 2022. Owners should be aware that contracting with a management company could result in loss of control of who maintains our property and will carry an increase in monthly maintenance fees (probably in the order of \$25 - \$30).

Maintenance Requests:

- # 1 Replace non-functioning underground drainage pipe: this request will be tabled until early 2022. Homeowner is in agreement with this decision. Joe Abounader will start soliciting bids.
- # 6 Joe Abounader will approach Tommy Little for an estimate on painting patio door.
- #32 Joe Abounader and Dennis Bernhardt will inspect drainage pipe and discuss remedies.
- #38 Joe Abounader will discuss old flowerbed in back with owner and Tim Stone.
- #38, #40, #42 vines encroaching on hedge; Joe Abounader and Dennis Bernhardt will try to eradicate.
- #40 Problem to be addressed after crawlspace is considered dry.

Next meeting scheduled for November 8, 2021 at 6pm at unit # 68.