

Minutes of Limited Edition HOA Board

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

Minutes prepared by Joe Tummers

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

Old Business:

- November Minutes approved.
- November Financials approved.
- 2022 Budget approved.
- Board approved \$18,371.00 payment to Erie Insurance for home and liability insurance through 12/14/2022.

New Business:

- \$50 Donation made to North Johnson City Baptist Church in memory of Terry Jane Powell.
- The Board discussed whether checks should require one or two signatures. Currently Eastman Credit Union does not provide that option. Should we move checking account to other bank? Treasurer to look at options.
- The Board discussed looking into property management companies. No action taken.
- Gauging from the number of complaints (so far none major) and the appearance of our lawn areas both Rustic Ridge (mowing) and Englewood (treatments) have done a commendable job in 2021. We are pleased to have executed a 3-year, mutually beneficial, contract with both companies.
- Maintenance Requests for units #6, 12, 16, 36 and 68 have been completed to the Boards satisfaction.
- The following M.R s will be carried over into 2022:
 - #1 - replace non-functioning underground drainage pipe(s);
 - #38 - incorporate old flowerbed into common lawn area; owner and Joe A. will eliminate metal stakes;
 - #40 - evaluate dryness of crawlspace in Spring;
 - #28 thru #38 - determine location of property line with the aid of a metal detector.
- Joe Tummers announced at the end of the meeting, that he will step down as president for health reasons, but remain on the Board as Treasurer until the next Annual meeting. Mike Sweeney will take over the presidency.

Next meeting on Monday, January 10, 2022 at 6:00 pm at unit #68. Merry Christmas and a Happy 2022