

**Minutes of 2022 Annual Meeting**  
**Meeting held at Johnson City Mall Community Room at 6:00pm on July 11, 2022**  
**Minutes prepared by Mike Sweeney**

Board members present: Dennis Bernhardt, Mike Sweeney, Joe Tummers, Janis Verran

The June minutes were approved.

The June financial report was approved.

Nineteen homeowners were represented either in person or by proxy.

Mike Sweeney made a brief summary of LEHOA actions for the past 12 months:

- We remembered the homeowners who have passed away in the past year: Graham Spurrier, Elsie Holly, and Terry Powell.
  
- Various types of water mitigation was completed at units 1, 32, 40, 54, and 66.
  
- Joe Abounader and Dennis Bernhardt completed many minor maintenance requests resulting in minimal cost to Limited Edition homeowners. Thank you to both of these men.
  
- We continue to search for vendors to complete larger jobs such as adding topsoil between units 8/10, 10/12, 16/18. If any unit owner knows of anyone willing to accept these small jobs then please notify the Board.
  
- There were no complaints about our landscape vendors: Englewood for lawn treatments and Rustic Ridge for mowing and trimming. We continue to use Bill Jones/Erie Insurance for our homeowners insurance.
  
- The owner of the property behind units 32-38 treated for kudzu in the spring. The owners of the property behind units 8-18 have not responded to Board requests for kudzu treatments or tree removal.

Joe Tummers presented a financial report. See attached.

**Minutes of newly elected LEHOA Board**  
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**Minutes prepared by Mike Sweeney**

The newly elected Limited Edition Board is as follows: Jim Cooper, Joe Abounader, Dennis Bernhardt, Mike Sweeney, and Betty Jackson. There were no nominations for a 6<sup>th</sup> Board member.

In absence of a sixth member, the Board appointed Joe Tummers to continue to serve. In anticipation of the sale of Dennis and Cheryl Bernhardt's unit (#54) on July 29, the Board appointed Janis Verran to replace Dennis on the Board. The Board wishes to thank Dennis for his service to Limited Edition and we wish he and Cheryl all the best.

The Board elected the following members to serve as officers:

Mike Sweeney: President  
Janis Verran: Vice-President  
Joe Tummers: Treasurer  
Betty Jackson: Secretary  
Jim Cooper: Member at-large  
Joe Abounader: Member at-large

Mike Sweeney, Joe Tummers, and Janis Verran will continue to be the signatories on the LEHOA accounts at Eastman Credit Union.

The new owners at Unit #4 have reported a water stain on the ceiling. The Board will investigate and follow up on maintenance needs.

The Board continues to look for vendors for topsoil/grass between 8/10, 10/12, 16/18.

The next Board meeting is scheduled for Monday August 8, 2021 at 6pm at unit #68.