

Minutes of Limited Edition HOA Board
Meeting was held at Unit #68 on February 13, 2023
Minutes prepared by Betty Jackson, Secretary

The following members were present: Mike Sweeney, President; Joe Tummers, Treasurer; Janis Verran; Jim Cooper; Betty Jackson, Secretary

Old Business:

- January Minutes approved
- January Financials approved
- Water under units #40 & #42 will be corrected this spring. Joe Abounader is checking into this problem.
- Unit #1 the down spout is damaged and will be replaced and moved out of the way of the mowers. Jim will use mulch to cover the drainage pipe.
- The left entrance wall is in need of reinforcement or replacement. Jim Cooper is to contact General Shale for a potential bid.
- #44 sump pump is not working and some water had accumulated. Joe Abounader inspected the crawl space and did not find any dampness. This will be on hold for the time being.
- The annual financial audit was completed.

New Business:

- Clifford Andes (Unit #44) passed away on January 21st after a lengthy illness. There has been a \$50 donation made to the Michael Fox, The Parkinson's Foundation in honor of Clifford.
- The minutes and financial report for the owners, who rent out their unit, will be sent via email, if the owner has a listed an email address. The secretary will be in charge of this. For the owners who do not use email, the president will send a hard copy.
- Joe Tummers has sent the annual fee of \$20 to the state so the

Limited Edition can operate as an association. He has also completed the Income tax and paid the tax that is due.

- Our Association has had an excess this year of \$14, 000 in fees. The excess will be moved to the Reserve account. Any year that we have an excess, the amount will be moved to the Reserve account.
- Beginning in 2024, when a member of our association passes, there will be a \$100 donation made in honor of the member to the charity of their choice.
- Please consider serving on HOA Board beginning in July. There are two members whose time on the Board will expire.
- Unit #52 – the chimney cap had blown off during the very forceable wind recently. Jim Cooper will follow up on who to contact for replacing the cap.
- When the landscapers do the annual trimming of trees and bushes, they will be trimming front trees and bushes that are visible from the streets as they see fit. They will also trim trees and bushes that are rubbing against the unit.
- Rustic Ridge will also be spreading the mulch in the front and areas visible to the streets.

The next Board meeting is schedule for Monday, March 13, 2023 at 6:00 PM at unit #68.