

Minutes of Limited Edition HOA Board

Meeting was held at unit #68 at 10:00 am on April 8, 2023

Minutes prepared by Betty Jackson, Secretary.

Attending was Mike Sweeney, President; Joe Tummers, Treasurer, Jim Cooper, Janis Verran, and Betty Jackson

Old Business:

- **March Minutes:** approved
- **March Financials** approved
- **Left entrance wall.** General Shale recommended the Board to contact Mickey Fair, a brick mason, in reference of what to do to the left entrance wall. Mr. Fair recommended either to repair the left entrance wall with a stucco cover at a cost of approximately \$5000 or to demolish the wall and replace ornamental shrubs.
Mike Sweeney will attempt to find a vendor to provide an estimate for removal.
- **Chimney caps.** Jim Cooper approached Vanderpool Roofing for a recommendation for a chimney expert; they recommended Chimney Sweeps LLC as their preferred contractor for chimney issues. They were contacted and recommended new caps, seals and repair of the mortar. The Board decided to accept their offer, a down payment was made and the job is scheduled to start and be completed May 15/16, 2023.
- **New Business:**
- **Mulch:** Bags of mulch will no longer be delivered to homeowners. Rustic Ridge will simply spread mulch in existing landscape areas. Please remember to contact the Board regarding landscape issues and not to approach Rustic Ridge employees.
- **Revised Facts and Rules:** Please read the revised Limited Edition Facts and Rules.
- **Cutting trees:** Decisions on tree trimming and removal are the responsibility of the Board. Per the Master Deed, common property is governed by the Board; not the discretion of an individual homeowner.
- **Working Vendors:** Any time there are vendors working on the property, the homeowners can be notified in advance by Mike Sweeney by email. If you would like to be notified, send your email to michaelsweeney50@gmail.com

- **Annual HOA Meeting:** The annual meeting is July 10th. Joe Tummers will contact the Mall for the rental of a room. Please consider serving on the Board.

The next meeting will be on May 8, 2023 at 6pm at unit # 68.