

Minutes of Limited Edition HOA Board
Meeting was held November 13, 2023, at 6:00 p.m., at Unit No. 68
Minutes Prepared by Secretary Mike Jackson
With the Assistance of Other Board Members

The following LEHOA Board members were present: Mike Sweeney, President; Janis Verran, Vice President; Betty Jo Dempsey, Treasurer; Mike Jackson, Secretary, and Bruce Hoff, Member at Large. Bookkeeper Angela Webb also attended the meeting.

At the start of the meeting, the Members expressed their condolences to Tom Simonson of Unit #8 for the passing of his wife and former Board member Marianne. The HOA will contribute \$50.00 to a charity of Marianne's later. The Board approved a \$50.00 contribution to the Bellevue Baptist Church, Memphis, TN, in memory of Rev. Tim Shelton, son of Bob and Judy Shelton, who passed away last month.

Old Business

- The Board approved the Minutes of the meeting for October 9th.
- The Board also approved the financials for October.

- President Mike informed the Board that Rustic Ridge completed the gutter cleaning of units numbers 10-18. Rustic Ridge also physically removed kudzu up to the property line behind these units. He has communicated with the City of Johnson City about code violation related to uncontrolled kudzu on the property behind Limited Edition units 16-22.

- Additionally, a group of maintenance requests at various units are being addressed.

- The Board voted to reimburse Bob Shelton \$963 for materials for drainage work completed at units 40 and 42. Homeowners there are satisfied with the results of the work.

- Board member Betty Jo Dempsey reported she purchased the Arbor Vitae tree and needed soil and greenery, and contributed the labor with member Janis Verran helping to place these in front of the unsightly crack in the left entrance wall. The Board had previously approved the expenditure of up to \$100.00 for the purchase of materials needed to complete the work, reimbursing Betty Jo for \$96.46. Members expressed their appreciation to Betty Jo and to Janis for their work including the placement of the fall display at the entrance wall.

New Business

- Bookkeeper Angela Webb has agreed to make minor adjustments to the form for the monthly financial report.

- Member Bruce Hoff presented a preliminary budget for the next year, 2024. Each member will look at it, and the Board will consider any revisions and adopt a final budget at its December meeting.
- A revised Limited Edition Homeowners Directory will be prepared soon.
- Homeowners are asked to be aware of pedestrian traffic, residents walking their dogs and children playing in the Limited Edition neighborhood. Some complaints of motorists passing stop signs and speeding have been received. Please be careful when driving and ask your guests to do the same.
- **Finally** the Board discussed the latest Limited Edition Facts and Rules and remind homeowners that permission must be granted by the HOA before any exterior work can be done at their unit. Additionally, any vendor hired by the homeowner to perform any exterior work **must be bonded and licensed and approved by the Board. See nos. 5, 19 and 21 of the Limited Edition Facts and Rules.**
- Having no further business to discuss, the Board adjourned at 6:50 pm. The next meeting will be held December 11 at 6:00 pm at unit #68