

**Minutes of Limited Edition HOA Board**  
**Meeting was held April 8, 2024, at 6:00 p.m., at Unit No. 68**  
**Minutes Prepared by**  
**Secretary Mike Jackson**  
**With the Assistance of HOA President Mike Sweeney**

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.

**Old Business**

- The Board approved the Minutes of the meeting for March 11, 2024.
- The Board also approved the financials for March.
- HOA President Mike Sweeney reported he treated the leaking gutters at unit no. 32 with Flex Seal, that he purchased and installed a new mailbox for HOA fees and maintenance requests to replace the one that had developed a leak, and that he registered the HOA officers with the State of Tennessee as required by the Secretary of State of Tennessee. He was reimbursed for the purchase of materials and for the state registration payment. The Board had approved these items at its March meeting.
- Board member Betty Jo Dempsey was reimbursed for the purchase of items to place at the left entrance wall to cover the crack. The Board authorized her to purchase the items and approved the reimbursement at its March meeting.
- Mike has been in contact with Eastern 8, the owner of property behind units no. 16, 18, and 20, about downed pine trees and the kudzu problems. Eastern 8 will conduct a survey of the property to determine the exact location of their property. The Board will revisit this situation later after the the survey is completed for further consideration.
- The HOA Board is still looking into the concerns about limiting rental of individual units and the possible need for an amendment to the Limited Edition Master Deed. The Board will decide later about contacting an attorney on a possible amendment.

## New Business

- A maintenance request to remove lawn and leaf debris from the drains at unit no. 4 will be forwarded to the City of Johnson City to see what can be done to correct the problem.
- The owners of unit no. 54 will repair cracks that are on some interior walls. If these cracks recur, the Board will look into the problem.
- Rustic Ridge will be asked to advise on the removal of dead boxwood plants and the landscaping that will be needed at the place of removal.
- The Board has begun plans for the annual meeting in July. The time and place will be announced at the meeting in May. Also, candidates for terms on the Limited Edition Board are needed. The terms of President Mike Sweeney and Vice President Janice Verran will end. Please consider serving and contact any member of the Limited Edition HOA Board if you're interested.
- The Board is aware of and concerned about the people who have placed tents and are apparently "living" below the embankment behind units no. 30, 32, and 34 on Platinum Court. The presence of these people are a concern to the owners of various units on Platinum Court. A couple of owners have contacted the City of Johnson City Police Department about the problem, but the land split between two owners: the Lutheran Church on Sunset Drive and an LLC out of Nashville. Both landowners were notified of the situation by the Board and the LLC said they would contact JCPD to request removal. The concern is not only their presence but the possible unsanitary living conditions creating potential health problems. The Board suggests residents keep a watchful eye and report any unusual activity in the Platinum Court area to the Johnson City Police.
- **The Board asks residents and their guests to please slow down while driving on the neighborhood streets since there are residents walking or walking their dogs.**
- The May meeting of the Board will be May 13<sup>th</sup> at 6:00 pm at unit no. 68.