

**Minutes of Limited Edition HOA Board
Meeting was held March 11, 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, who participated virtually.

Old Business

- The Board approved the Minutes of the meeting for February 12th, 2024.
- The Board also approved the financials for February.
- The Board approved the following by a virtual meeting: (1) donation of \$100.00 to the Raptors Trust in Millington, NJ, in memory of former Board member Marianne Simonson who passed away recently; (2) the expenditure of \$2400.00 to Rustic Ridge to clean out the gutters of 32 units and (3) payment of \$660.00 to Rustic Ridge to connect a sump pump drain line at unit number 66 with the storm drain. HOA President Mike Sweeney reported to the Board the work by Rustic Ridge had been completed.
- The Board approved for Mike S. to file a required report with the Tennessee Secretary of State Tre Hargett of the Limited Edition Homeowners' Board members' names and offices at a cost of \$40.00. The Board will reimburse Mike for the cost of filing the report, which is a yearly requirement due in April.

New Business

- The Board approved a maintenance request to repair a leaky gutter above the deck at unit number 32 where unit and unit number 34 connect, but the Board denied a request to add soil and grass to a "bald spot" behind the unit. The Board decided to wait until early to mid summer to see if any places that may need some grass added have improved.
- The Board approved the purchase of a new drop box at the mailbox where owners deposit HOA fees and maintenance requests. The present box has leaks and needs replacing.
- The Board reimbursed member Betty Jo Dempsey \$43.66 for the purchase of the letters "L" and "E" (Limited Edition) to cover the left entrance wall and asked her to investigate the cost of a mini trellis and ivy to cover the crack in the wall.

- The members of the HOA Board expressed concern at the growing number of condominium sites across the country allowing unlimited rentals including "air B&BS" which in some cases can lower property values. The Board decided to research this issue further and consult with the attorney for the HOA about establishing a limit on the number of units that can be offered as rental property and drafting an amendment to the by laws. More attention will be given to this issue at future meetings.
- The owner of unit number 54 has reported cracks on the interior dry wall so the Board has asked for further investigation to determine the cause to see if any more action is needed.
- Because of complaints from several owners that stray animals have been causing damage to flower beds and plants that have been planted and carefully maintained by the owner, the Board has asked residents of Limited Edition to please not feed any stray animals. Also, residents with pets, please remember to control your pet with a leash and pick up any waste eliminated by your pet.
- The Board is not given prior notice by any utility company of installation or maintenance work at Limited Edition. Utility companies have an easement to complete these activities and do not have to notify or ask permission for such work.
- The next meeting of the Limited Edition HOA board will be April 8th at 6:00 pm at unit number 68.