

**Annual Meeting Limited Edition HOA Board
Meeting was held July 19, 2024, at 6:00 p.m.,
at the Johnson City Senior Center
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.

- President Mike Sweeney welcomed and thanked the homeowners who attended the meeting.
- In an annual summary of major items the HOA addressed, Mike said there were two important matters: (1) taking care of the kudzu behind various homeowners' residences, and (2) the encampment of a group of homeless people behind units 32, 34, and 36.
- Addressing the first problem with the kudzu, the Board took several actions this year including paying Rustic Ridge Landscaping to spray the area and contacting the City of Johnson City about the problem, but no action was taken by the City. Complete removal of the kudzu at some units remains a problem. A property group that owns the woods with kudzu behind the units was also contacted about the problem. Nothing has been heard from the company.
- In the second situation, addressing the concerns of property owners about the homeless camp, the Board learned after contacting the Johnson City Police that the department was aware of the camp and no issues have developed for police action. The Board recommends homeowners secure their property and maintain a watchful eye. To date, nothing has occurred that is connected with the camp, but the Board will continue to follow up on this issue.
- Mike said the Board honored two homeowners who passed away and made contributions to charities for former Board member Marianne Simonson, unit no. 8, and Agnes Ledbetter, unit no. 2. A contribution was also made in memory of Rev. Tim Shelton of Memphis, TN, son of Bob and Judy Shelton, unit no. 38.
- Mike went over the financial report of the Limited Edition HOA that was prepared by bookkeeper Angela Webb. He noted that the Board strives to keep expenses down with members doing some maintenance work/repairs in place of hiring a vendor. The two largest budget items faced each year are lawn care and insurance. Mike and the Board feels Limited Edition has the best insurance policy from agent Bill Jones of Erie Insurance whose deductible is \$1,000.00. Erie is one of two insurance companies in Johnson City that insures condo associations as Limited Edition. Another agent had given a \$5,000.00 deductible

quote in his policy. For mowing, lawn care and trimming, Rustic Ridge (mowing) and Englwood Lawn Care (spraying) have done a good job this year, Rustic Ridge's 3-year contract with Limited Edition expires in December. Getting a bid for lawn care will be one of our major projects in September and October, Mike added.

- Two goals face the HOA Board now: (1) finding a "fix-it" person to do odd jobs for the maintenance requests of homeowners and (2) increasing the reserve fund for a major project of replacing roofs, which the Board sees as a strong possibility in five years, maybe a few years longer.
- In other discussions by Board members and questions raised by homeowners present, (1) Mike said maintenance requests will be addressed as soon as possible. The major issue is finding a "fix-it" person. Of course, critical requests will be addressed immediately. (2) any work that involves utilities or digging is done by vendors approved by or hired by the City of Johnson City. The Board has no say in these matters because the streets are owned and maintained by the City. (3) the Board will explore ways to keep the homeowners aware of important issues. Possible ways to do this will include looking at the Limited Edition website at <LEHOA.net> to see if a link can be added for homeowners to be notified about issues or announcements in between monthly meetings. Also, the Board will explore the possibility of homeowners paying HOA fees electronically.
- Finally, the terms for Board members Mike Sweeney and Janis Verran ended with the annual meeting, leaving the membership to three. Mike asked those attending the meeting if anyone wanted to serve a term on the Board. A new member was needed, and Denise DiJoseph, unit no. 4, volunteered to serve and was elected to the three-year term. Mike said the new Board which met after the annual meeting adjourned would address filling the two vacancies on the Board.
- With no further business or any matters/questions raised by those in attendance, the annual meeting was adjourned.