

**Minutes of Limited Edition HOA Board  
Meeting, August 12, 2024, 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, Bruce Hoff, and Denise DiJoseph, Members at Large.

**Old Business**

- President Mike Sweeney informed the Board that recent maintenance requests have been addressed by employing Gary Blaines, a very capable “fix-it” man who has proven dependable and reasonably priced. Other requests such as minor lawn care and boxwood problems and tree trimming, were performed by HOA board members, Mike Sweeney, Bruce Hoff, Mike Jackson and Darrell Dempsey, saving money for the HOA.
- Mike said the Board will receive bids for new contracts for mowing, trimming and lawn care maintenance in October and consider approval of the bid to contract for 2025 in November. Currently the three-year contract with Rustic Ridge for mowing and certain trimming/edging work will expire in December and with Englewood for lawn care spraying which will also be decided.

**New Business**

- The Board approved the minutes for the Annual Meeting of Limited Edition Homeowners on July 19<sup>th</sup> at the Johnson City Senior Center and approved the amended minutes for the adjourned meeting that followed the annual meeting. A misspelling of a name and a word were the reasons for the amended minutes.
- The Board also approved the financials (attached) for July 2024. Mike S. noted the Board is saving money with members providing minor repairs for maintenance requests and that money from HOA dues is deposited each month into the reserve fund increasing that fund.
- Mike S. said Unit No. 32 has been sold pending closing arrangements.
- After discussions, the Board approved creating an email account for monthly distribution of minutes and financial reports to homeowners and for use by homeowners to file maintenance requests and receive important notifications by the Board between meetings. The new email address is [limitededitionhoa@gmail.com](mailto:limitededitionhoa@gmail.com)

The Board asks homeowners who want to receive minutes, financial reports and other important announcements via the email to send a response. Email distribution of these reports will save the Board money on printing copies. The Board also agreed to continue door-to-door distribution of monthly reports if a homeowner would like to receive a hard copy. As a reminder, the HOA has a website at: [www.lehoa.net](http://www.lehoa.net)

where the Master Deed, monthly minutes, financial reports, rules and regulations, and other forms can be found. Please let us know if you want to receive the monthly documents via the email at [limitededitionhoa@gmail.com](mailto:limitededitionhoa@gmail.com)

- The Board reminds homeowners that the Master Deed states in section XIII Restrictive Covenants: **“(d) No advertising signs (except one of not more than five square feet “For Rent” or “For Sale” sign per parcel . . . shall be erected, etc.”** The Board interprets the wording in this section to include political signs. Please note this restriction in the Master Deed is not an action of the Board
- With no further business, the Board adjourned. Next meeting of the Limited Edition HOA Board will be September 9<sup>th</sup> at 6:00 pm at unit no. 68.