

**Minutes of Limited Edition HOA Board  
Meeting, September 9, 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**

- Beginning in October, **the minutes and financials will only be distributed electronically.** Homeowners' email addresses will not be shown in the email; the documents will be emailed via "blind carbon copy".
- Please provide your preferred contact information by emailing to [limitededition@gmail.com](mailto:limitededition@gmail.com). Please use this email address to communicate maintenance requests as well. The monthly documents can also be found at the website <www.lehoa.net>.
- The Board will soon consider a new landscape contract. The Board will solicit quotes for a three-year contract from multiple vendors.
- The Board recommends homeowners consider employing a good handyman for interior and exterior repairs. One of our goals announced at the annual homeowners association meeting in July was to find a reputable handyman. Gary D. of Jonesborough has provided affordable and excellent repairs to a couple of homes and is willing to perform these repairs for other homeowners. His phone number is 423-791-0596. When you call him, please tell him you live in Limited Edition in Johnson City.
- The Board will solicit a quote for homeowners insurance from Jones Insurance Service (with Erie Insurance) for 2025. Jones Insurance Service is one of two firms in Johnson City that insures a condo association. Erie offers a \$1,000.00 deductible while the other company's deductible is \$5,000.00.

## **New Business**

- The Board approved the financial report for August (Bruce Hoff moved for approval, Janis Verran offered the second) and approved the minutes for the August meeting (Betty Jo Dempsey moved for approval, Denise DiJoseph seconded).
- The Board considered a maintenance request from unit 44 to remove a dead tree behind the unit. Board members verified that the tree is dead and will solicit bids for removal.
- Another maintenance request to check for water under unit 44 was approved and after an inspection it was determined there was no standing water and no dampness. Everything was in good order.
- A flyer prepared by Betty Jo Dempsey that asks LEHOA members to join in preparing for and decorating the common area this fall and Christmas was distributed earlier this week.
- **Having no further business the Board adjourned. The next meeting of the Limited Edition Homeowners Board will be held October 14<sup>th</sup>, 6:00 pm, at unit 68.**