

Minutes of Limited Edition HOA Board
April 14, 2025 at Unit No. 68
Minutes Prepared by Mike Sweeney

The following LEHOA Board members were present: Mike Sweeney, President, Janis Verran, Vice President, Betty Jo Dempsey, Treasurer, Bruce Hoff and Denise DiJoseph, Members at Large.

Old Business

- March minutes and financials were approved by the Board

New Business

- A request for tree removal by unit #62 was denied at this time.
- Damaged siding at #34 will be diagnosed and repaired by Gary Baines.
- The audit of the 2024 financials was completed by Debi Lewis and Bobbie Sweeney. The audit showed no irregularities.
- The HOA completed the required registration of officers with the Tennessee Secretary of State office. The state charges a \$20 registration fee. This will be reimbursed to Mike Sweeney who paid the fee online with a personal credit card.
- The Board voted to assess a \$20 fee for each time a homeowner submits a check for monthly dues and that check is refused for deposit or returned due to insufficient funds.

Friendly Reminders

- The HOA has no way to process electronic payments. Homeowners are allowed to pay their monthly fees up to 12 months in advance however.
- Homeowners are responsible for maintenance to decks and porches. Porches can only be stained or painted with one of the two paint codes that have been approved by the Board (very similar to garage door and front door color). The Board has these codes on file.
 - Existing stained wood or composite decking is grandfathered in.
- Remember to clean up animal waste as you walk your dog and please do not leave out any food for animals (cats, birds, etc).
 - Remember that we had a black bear on property last spring and Animal Control said no food should be left outside in the spring or summer.
- Remember that unattended outside pets are not allowed at Limited Edition.
- Rustic Ridge will refresh the mulch in landscaping beds within the next 2-3 weeks.

- A clarification on leasing units; paraphrased from page 24 of the Master Deed:
 - Anyone who wishes to lease their unit should notify the Board within twenty (20) days of such transaction and provide terms of the lease to the Board.
 - Also, short term rentals (less than 12 months) and rentals of individual rooms within a unit are prohibited by the Master Deed.
- The next Board meeting is scheduled for May 12 at 6pm at unit #68.