

Minutes of 2025 Annual Meeting
Meeting held at Johnson City Senior Center at 6:00pm on July 21, 2025
Minutes prepared by Mike Sweeney

Board members present: Mike Sweeney, Bruce Hoff, Betty Jo Dempsey, Denise DiJoseph.

Seventeen homeowners were represented either in person or by proxy.

The Board presented a brief summary of LEHOA actions for the past 12 months:

- Insurance costs have increased significantly in the past 5 years and will likely continue to do so.
- Lawn Care costs will likely increase as well.
- Depending upon the cost of insurance and lawn care, it is possible that an increase in the HOA dues from \$160 to \$180 will be necessary. (See other attachment)
- The Board is composed of volunteers who live in Limited Edition. No compensation or benefits are awarded for their service.
- The Board has two primary goals: maintaining the property to the best of our financial ability and zealously protecting and growing the reserve fund.
- Roofs are now 25 years old. At some point in the future an assessment will be necessary to facilitate replacement.
- Kudzu and dead/leaning trees on neighboring properties continue to be an issue of concern for residents. The Board will continue to request action from these property owners via letter and emails.
- Several units have experienced deterioration of the copper water lines in their units resulting in leaks and plumbing repairs. Per the master deed, individual homeowners are responsible for repair and maintenance of utilities with a unit. (See other attachment)
- Nancy Ammiano was elected to serve on the Board.

Minutes of newly elected LEHOA Board
Meeting held at Johnson City Senior on July 21, 2025
Minutes prepared by Mike Sweeney

The newly elected Limited Edition Board is as follows: Mike Sweeney, Janis Verran, Bruce Hoff, Betty Jo Dempsey, Denise DiJoseph, Nancy Ammiano.

The Board elected the following members to serve as officers:

Mike Sweeney: President
Janis Verran: Vice-President
Betty Jo Dempsey: Treasurer
Denise DiJoseph: Secretary
Bruce Hoff: Member-at-large
Nancy Ammiano: Member at-large

Mike Sweeney, Janis Verran, and bookkeeper Angela Webb will continue to be the signatories on the LEHOA accounts at Eastman Credit Union.

Maintenance request from unit #1 completed by Board members

Maintenance request from unit #36 completed by Board members.

Maintenance request from unit #44 completed by Board members.

Requests for tree and kudzu removal/treatment will be tabled until the fall when the Board can better evaluate cost.

The next Board meeting is scheduled for Monday August 8, 2021 at 6pm at unit #68.