

September Minutes of Limited Edition HOA Board
Meeting held at unit #68
Minutes Prepared by Mike Sweeney

The following LEHOA Board members were present: Mike Sweeney, Janis Verran, Betty Jo Dempsey, Bruce Hoff, Nancy Ammiano, and Denise DiJoseph.

Old Business

- August minutes and financials were approved by the Board

New Business

- Redemption Roofing repaired a gutter leak at #16. Billing not submitted yet.
- Animal repellent was placed outside of units #28 and #30 by Gary Baines.
- A passive roof vent is scheduled to be installed by Gary Baines at unit #18.
- The "Go Daddy" expense listed in the financials is the website renewal.
- At the conclusion of tree removal by our neighbors behind units #16-#20, Bruce Hoff asked the tree removal company to use their heavy equipment to remove the remaining kudzu on our side of the property line. A price of \$400 was agreed to for the work. Bruce Hoff paid out of pocket and will be reimbursed by the HOA.
- The Board is monitoring the progress of the work done by our neighbors behind units 16-20. Once we see how the kudzu is treated and what is planted to replace the pine trees; then the Board will decide what action, if any, is needed.
- **IMPORTANT NOTICE: the Board will solicit bids for landscape contractors and will renew the HOA homeowners insurance through Bill Jones/Erie insurance by November. Based on the cost of these expenses it is possible that an increase in the HOA dues will be necessary. These expenses were detailed at the annual meeting.**

The next meeting is scheduled for October 13, 2025.