

**Minutes of Limited Edition HOA Board  
Meeting held at unit #68, 11/10/2025  
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**

- October minutes and financials were approved by the Board.

**New Business**

- The bid for 2026 landscape maintenance from Rustic Ridge was approved.
  - Reminder that tree trimming is not a part of the landscape contract and has not been for several years.
- Maintenance requests from #44 and #48 will be referred to Gary Baines.
- Tim Stone from Rustic Ridge will be asked to evaluate a dead tree for removal behind #44 and #56.
- Please be mindful of observing stop signs in Limited Edition; especially now that the time has changed. There are lots of pedestrians and pets out and about in the evenings. Please be mindful of speed limits as well.
- The Board will explore a Certificate of Deposit or Money Market account at Eastman Credit Union for the reserve fund.
- The Board voted unanimously to raise the monthly dues by \$25 to a total of \$185.
  - The rationale for the dues increase is as follows:
    - For the calendar year 2024 there was a carry over to the reserve fund of roughly \$10,000
    - For the calendar year 2025 the estimated carry over will be \$4000.
    - Extrapolating those numbers, there would be a budget shortfall for calendar year 2026.
  - The Board considered three options:
    - an increase of \$20 which would increase annual revenues by \$7,560.
    - an increase of \$25 which would increase annual revenues by \$9,450.
    - an increase of \$30 which would increase annual revenues by \$11,340.
  - There has not been an increase in dues since 2018. Insurance costs since that time have increased by roughly 40% and the landscape maintenance contract also continues to increase in cost.
    - Our homeowners insurance provides both unit interior and unit exterior coverage and the homeowner is not liable for deductibles. The coverage at Limited Edition is unique, but it is expensive. This

coverage is mandated by the Master Deed. (note: personal belongings are not part of the interior coverage)

- o Roof replacement is anticipated within the next few years. The more money we have in the reserve fund is less that has to be assessed from each household at the time of replacement. Unfortunately a one-time assessment (payment) will be necessary for roofs.
- Please remember that the Board members are residents in the community and not employees. Board members are volunteers and receive no compensation.
- Reminder that window maintenance (interior and exterior) is the responsibility of the homeowner, per the Master Deed, 2007 Amendment, page 4.
- Phyllis Gibson in unit #16 passed away on November 11. Arrangements to-be-determined.

The next meeting is scheduled for December 8, 2025.