

**Minutes of Limited Edition HOA Board
Meeting held at unit #68, 10/13/2025
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

- September minutes and financials were approved by the Board.

New Business

- The gutter repair reported in the September minutes at unit #16 was done at no cost to the HOA.
- The Board approved a bid to continue with Erie Insurance as the homeowners insurance provider. The bid was a 1.4% increase over last year's rate.
- The Board approved a landscape plan submitted by #64; there will be no cost to the HOA.
- A maintenance request from #48 will be referred to Gary Baines for follow-up
- A fence was erected as a physical barrier to prevent trespassing behind units 16-20. In addition, the area was treated with Roundup to attempt to remove kudzu and then covered with mulch. The business owner behind Limited Edition is supposed to begin planting trees or some other type of plant on their side of the property line after a spring treatment of Roundup.
- Be aware of coyotes in the area when walking pets in the evenings. Several sightings have been reported recently.
- Note the following language from the master deed (page 18) regarding garbage cans: *All equipment, **garbage cans**, service yards, wood piles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring condominium units and streets. All rubbish, trash or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.*
 - Please be considerate of your neighbors and place your garbage cans out of sight. Also, please remove your garbage cans from the street as early as possible on Thursday mornings. There have been complaints to the HOA about empty garbage cans impeding traffic.
- The brick entrance mortar was touched up at no cost to the HOA.
- The Board offers condolences to the family and friends of both Carol Fargason and Dorothy "Dot" Saylor.
 - The family of Dot Saylor will receive friends on Saturday, November 1, 2025, from 12:00 – 2:00 P.M., in the East Parlor of Appalachian Funeral Home.

Next meeting is scheduled for November 10, 2025.