

Minutes of Limited Edition HOA Annual Meeting and Board Meeting
Meeting held 7/6/2026
Minutes Prepared by Mike Sweeney

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

Annual Meeting

- A summary of the previous 12 months activity of the Board was presented to those in attendance. Items of significance included
 - Removal of 6 dead or dangerous trees from the property behind #62, #58, and #44.
 - Per state law the HOA paid to register with the State of Tennessee.
 - Renewal of Erie as insurance provider.
 - Renewal of Rustic Ridge as landscape provider.
 - Increase of HOA dues from \$160 to \$185.
 - Lengthy discussion of kudzu and overgrowth of area behind units #20-#36
 - Discussion of landscape behind units #16-#20.
 - A summary of financial accounts was presented.
 - Owners were reminded that roof replacement will necessitate an assessment of all homeowners and that the number one priority of the current Board is to grow the reserve fund as much as possible.
 - Angela Webb will no longer serve as bookkeeper. We thank her for her service.
- Betty Jo Dempsey, Bruce Hoff, Mike Sweeney and Janis Verran were re-elected to serve as Board members. No other owners were nominated to serve on the Board. Denise DiJoseph has one year remaining on her term of service. Nancy Ammiano resigned from the Board. We thank her for her service to the HOA.

July Meeting

- Mike Sweeney will continue to serve as President of the Board and Janis Verran will continue to serve as Vice-President. The Board elected Betty Jo Dempsey to serve as Treasurer and elected Denise DiJoseph to serve as Secretary. Bruce Hoff will continue to serve as member-at-large.
- The Board voted to hire Courtney Picow (Unit #8) to serve as a bookkeeper. She will be added to the ECU signature card ASAP so that she may write and sign checks for the Board. She will be paid a stipend of \$50 per month for her services.
 - Note: Offering the position to Crystal Sweeney was discussed at the annual meeting, however Crystal would prefer that Courtney manage the HOA books.
- Gary Baines will trim the area behind units #20-#36 and will remove the cuttings.
- The Board will develop a new late fee schedule to be considered at the August meeting.

The next meeting is scheduled for August 10, 2026.