

Minutes of Limited Edition HOA Annual Meeting and Board Meeting
Meeting held 8/10/2026
Minutes Prepared by Mike Sweeney

Old Business

- The July minutes and financials were approved.

New Business

- The Board approved a stipend increase for the Bookkeeper position. The bookkeeper will now be paid \$100 per month.
- HOA fees are due on the first day of the calendar month. The Limited Edition bookkeeper will make two deposits each month: one on either the 2nd or 3rd of the month and one between the 15th and 17th day of the month. Please be aware of these dates when balancing your checkbook, and please keep in mind that weekends and holidays may cause delays in processing. If you deliver your check on the 2nd or 3rd day of the month, it will not be processed until the second monthly deposit.
 - The Board will consider updating NSF fees at the September meeting.
 - The Board will consider updating the fee for late payment of dues at the September meeting.
- Gary Baines will trim trees in the area behind units #20-#30.
 - More trimming might be done in the winter after all of the leaves drop.
- Gary Baines will investigate water in the crawlspace at units #4 and #40.
- Gary Baines will mitigate erosion issues at the back of unit #66.
- Rustic Ridge will be asked to repair damage to lawn between units #10 and #12.
- The Board is requesting survey estimates to determine who owns the trees behind units 8-12. Some of the trees need to be removed, but are likely not on Limited Edition property.
- Erie Insurance has approved roof repairs at unit #40. The Board will solicit a roofing contractor once the claim is finalized.
- The Board will consider moving the Reserve fund to a short term CD through Eastman Credit at the September meeting. Board members will research rates and penalties for withdrawal before the meeting.

The next meeting is scheduled for September 14, 2026.