

Villages of Leacroft HOA  
2010 Annual Meeting  
Thursday, November 18, 2010 at 7:00 pm  
Crossway Community Church

Board Members Present: Jennifer DeMartino and David Milam  
Board Members Absent: Frank Keenan, Tami Merry, and William Blackburn

The meeting was called to order by Dave Milam at 7:00 pm. There were 68 homeowners present or by proxy. A quorum was present to conduct business for the annual meeting.

The minutes of the November 2009 annual meeting were approved.

The meeting started with Julie Shadrick of Henderson Properties explaining that a budget ratification was not required for Villages of Leacroft under the CC&R's. Budget votes at annual meetings have been held in the past, but the NC Planned Community Act does not require a budget ratification meeting.

There were questions and answers from the ownership, board members, and management company regarding the 2011 budget. Further research will be conducted by the board and management company regarding reserve expenditures for 2011. The board will follow the legal documents of the association prior to spending reserve funds in excess of the maximum allowed by the CC&R's without a majority vote.

Ken Bury gave the pool committee report and reported that the Leacroft Swim Team won the sportsmanship award for 2010. The events committee report was given by Jessica Moore. A Communications Committee was formed when Cheryl Jefferson volunteered to chair this effort. The community discussed the newsletter, Facebook page, and website. The community will no longer be using the new website, and will revert back to the old website, [www.leacroft.org](http://www.leacroft.org).

A motion was made to open the floor for nominations for two open positions on the board of directors, as Frank Keenan and David Milam's terms have ended. Nominations were made for Joe Mercier, Nick Sackinger, and Mike Wisniewski. A motion was made to close the floor for nominations, all were in favor.

There were some discussions regarding rain sensors, amending the bylaws to include a majority vote for the budget, and pool tags. The board of directors will be discussing these items at future meetings.

Julie Shadrick announced the election results. The 2011-2013 board members will be Joe Mercier and Nick Sackinger.

The meeting was adjourned at 8:45 pm.