

The Villages of Leacroft Homeowners Association Meeting Minutes

Tuesday February 16, 2010
6:30 p.m.

(Jennifer's house) Worsley Ln
Charlotte, NC 28269

6:30 Call to order, Attendance

- Attendees from HOA Board: Frank Keenan, Pam Wisniewski, Jennifer DeMartino, Tami Merry and William Blackburn.
- Attendees from Henderson Properties: Matt Pryor (Matt arrived at 7:30 and stayed until 8:30. Because he was an hour late, he promised us one free hour.)

6:35 to 7:30 Discussion of unfinished business:

- Pool sign designs: Frank is looking into this.
- Pool house roof needs fascia boards to be replaced as pointed out by Enduring Exteriors when they replaced the roof last season
- Pool access ideas were explored
- Basketball hoop concerns were discussed. Should hoops be required to be kept erect and properly anchored? A concern was brought up about how some people have weighted their hoops with bricks and how others have allowed their hoops to lie on the ground. Not all members were as concerned about this issue as others were.
- Mailboxes: William and Jennifer will research a new standard for the neighborhood mailboxes and the board will vote on that standard at the next meeting.

7:30 to 8:30 Discussion of various topics with Matt Pryor from Henderson Management present:

- Monthly meeting schedule determined for the 4th Tuesday of each month at 6:30. The next meeting is scheduled for 3/23/10

at William's house (later changed for permanent meeting location at Frank's house).

- Financials - Matt said that Holloway's information is unclear and that it may be advisable to have our financials audited. Henderson uses 5 different firms that could be referred to us and that such an audit could have a \$2000 fee. Jennifer said she would look at our records first before we decide to have an audit.

- Swim Team/Neighborhood Committees
 - Swim team: Has a budget of \$750. Board approved to give \$800 to the pool budget for a total of \$1550
 - We are to ask Ken to give the board last year's expenses/budget
 - All committees must report their annual budgets

- Street Parking
 - Parking issue on Highcroft and Worsley intersection
 - Guidelines for parking: no parking less than 30 ft from a sign on the same side of the road
 - There must be at least 8 ft between cars that are parked on opposite sides of the street
 - No parking on the grass
 - The board unanimously approved sending a courtesy letter to the house on the corner of Highcroft and Worsley citing the parking/traffic issue with city ordinance
 - A suggestion for a No Parking sign will be reserved as a last resort

- Pool
 - Matt showed us an electronic pass key and explained the expense of an electronic reader system. A reader alone costs \$5000, and each household would get only one key.
 - After some discussion, it was determined that it will be impossible to completely eliminate uninvited "guests" to our pool
 - The board decided to stay with our current pool pass system

- Pool furniture: Last year some of the pool chairs had been rest rapped, but 12 were rest rapped incorrectly and another 12 were missed. This unfinished business will be addressed this season.
 - The plexiglass tables will be replaced with plastic tables with crank umbrellas
 - Leaking pipe to pool needs repair. The water bill is \$600/mo higher than it should be
 - Tennis court also needs repairs to cracks on the surface and to broken light fixtures
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- Action Items List
 - Various tasks were assigned, but the subject needs to be re-addressed because too little time was available to fully determine who was willing to take on which duties. Each member will bring their own task list to the next meeting.
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- Committees:
 - The board would like to have more contact with the committees that form in the neighborhood and requests the following:
 - Quarterly statements from each committee
 - Zero based budgeting
 - Projected annual budget presented to board by August of each year
 - The board would like to see new committees form including:
 - Events Committee for kids, adolescents and adults
 - Recreational Committee for common area (pool, playground, tennis court)
 - Landscaping Committee
 - Architectural Committee
 - Neighborhood Watch
 - Welcoming Committee
 - An idea was briefly explored to set up "recruiting" tables at our next block party to discover residents' interest in forming or getting involved with neighborhood committees.