

The Villages of Leacroft Homeowners Association Meeting Minutes

Tuesday March 23, 2010
6:30 p.m.

(Frank's house) Old Bridge Lane
Charlotte, NC 28269

6:30 Call to order and attendance:

- Attendees from HOA Board: Frank Keenan, Pam Wisniewski, Jennifer DeMartino, William Blackburn, Tami Merry
- Attendee from Henderson Properties: Matt Pryor

6:35 to 7:00 Discussion of violations:

- 10203 Billingham rear dormer. The board granted an extension to 4/30/10. Fines begin 5/3/10 at \$50 per day.
- 4624 Highcroft gable vent. Granted extension to 4/30/10 to repair or produce documentation that insurance has approved repairs.
- 4650 Highcroft. Trash can visible. Corrected at time of meeting.
- Courtesy letters will include a phrase stating to the effect: "To cover administrative fees, a minimum fine of \$25 will be incurred if the violation recurs and a hearing is called."
- Insurance: Matt informed us that we could reduce our current premiums with Nationwide by 15% by changing to Philadelphia Insurance and at the same time double our coverage from \$2 million to \$4 million with a \$1000 deductible.

7:00 to 8:00 Discussion with Matt

- Financials
- Liens on properties. Concerns regarding upkeep of properties now under foreclosure and ownership of a bank were discussed. Lawns are not mowed, non-standard mailboxes, general disrepair - who is responsible? Banks will be sent a violation letter for repairs to homes, and reports made to the city for unmowed lawns.
- Pool:
 - Approved \$1000 budget for swim team.
 - Pool furniture: Board approved the re-strapping of the kiddie pool chairs. Matt will contact Brian at the Swim Management Co.
 - Pool passes. It was decided to continue with the current color codes for age-banded pool passes. Jennifer will design a sign up sheet to enforce

- the use of pool passes.
- Swim guards will be given the authority to exercise a 24 hour suspension policy.
 - Jennifer and William will design verbiage for suspension rules, color coded pool passes, pool signs and pool sign-in sheet.
 - Matt will obtain bids for the repairs to light systems for the pool and tennis courts. He will also obtain a bid for repair to the tennis court surface.
 - Playground
 - Matt will get a bid from Playground of Carolina to make repairs (not replacement) to playground.

8:00 to 8:30 Old Business

- New refrigerator approved for pool house. Jennifer will find a “bargain” for under \$500.
- Neighborhood survey will be designed by Tami
- New mailbox standard discussion was tabled for April.
- Website agreement was signed. Pam is customizing the site and will demo it for us before changing url to the new.
- Jennifer is obtaining a 12 month history of the pool’s water bills.
- \$270/mo for Officer Jones’ services. Continuation of this service is on the table for future meetings to assess value.
- Jessica Moore requested \$140 for sign reimbursement.
- Jennifer will ask for Social Committee’s quarterly report.
- Suggestion to invite Jessica and Debra to come to a meeting to discuss Social Committee budget.
- Henderson is considering sponsoring the swim team through t-shirts.

Next meeting: April 27, 2010 at Frank’s house 10611 Old Bridge Lane.

8:30 Adjourned