

The Villages of Leacroft Homeowners Association Meeting Minutes

Tuesday April 27, 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, Jennifer DeMartino, William Blackburn, Tami Merry, Kim Blackburn
- Attendee from Henderson Properties: Matt Pryor

6:35 to 7:00 Discussion of violations:

- Basketball hoop in street and sometimes covering storm drain. Violation letters sent out requesting correction. Fines begin 5/10/10, and any recurrence will incur \$50 per day fine.
- Trash can hearing - resolved.
- Unauthorized structure hearing - no show. Matt will see if he can inspect the 4 season room. Owner is denying that any work was done. Frank got a copy of the building permit.
- Parking problem at Worsley and Highcroft. Courtesy letter being sent to alert homeowner (not renter) of the problem.
- Vacant homes: Tom Weir has agreed to mow the front lawns of vacant homes for \$25 and that he will give invoices for this work to Matt Pryor.

7:00 to 8:15

- Review March minutes - approved
- Swim team sponsorship from Henderson - Matt is awaiting response and should have an answer by next meeting.
- Open board position: Kim asked if we wanted to place an ad in the newsletter asking for a volunteer to fill the open position. It was decided to leave the position vacant for now.
- Insurance question: Does our swim team have liability coverage through a league? If so, what are the limits of liability and would the sponsorship of a non-resident team member be covered?
- Tennis court
 - Matt is trying to get a hold of Alfred in our neighborhood to quote repairs to tennis court. Otherwise, the Barnes bid offers the best price.
 - Matt is also checking on the projected lifespan of the Armor crack repair

- product to see if the additional \$3500 (appx) is a good value.
- Tennis court lights need to be replaced. Danny Breeze recommended that we replace all heads with the same product we currently have at the cost of \$650 per head - we have 12 heads. This work would have to be completed before any surface repairs are made to prevent possible damage to the surface.
 - Recreational Facilities Committee desired to advise on repairs for pool, playground, tennis courts and to coordinate events, etc. that occur in the common area.
 - Board agreed to have a special meeting at the pool to discuss maintenance issues so repairs can be prioritized.
 - Tennis court surface
 - Lights
 - Pool house repairs - paint, cabinets
 - Playground
 - Matt and Jennifer will obtain quotes for new cabinets for pool house. Matt - from One Source; Jennifer - from Lowe's

8:15 to 8:30 Old Business

- Block Party 5/29/10. Board was asked to sponsor the block party by funding a tent, garbage dumpster, and/or giant grill. Matt will obtain prices from one of his sources. Frank will also look into the cost of the rental of these items.
- Barbara Wallbridge requested that the board fund \$130 for welcome kits.
- Pam Wisniewski will continue as the board's Web Administrator

Next meeting: May 25, 2010 at the pool.

8:30 Adjourned