

The Villages of Leacroft Homeowners Association Meeting Minutes

Tuesday May 25, 2010
6:30 p.m.

Villages of Leacroft Pool
Charlotte, NC 28269

6:40 Call to order and attendance:

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

6:45 to 6:50 Hearing:

- Only one party of several called to hearing came, and he refused to pay \$25 fine plus \$20 late fees.

6:50 to 7:15

- Review April minutes - approved

Swim Team

- Swim team sponsorship from Henderson - Matt is awaiting response. Jennifer and Shelly Henderson are negotiating swim team sponsorship.
- Insurance question: OLD BUSINESS: 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? NEW BUSINESS: No, our team does not have liability coverage through a league. Ken Bury was present to answer insurance questions so Matt can submit the additional paperwork for quoting purposes to Philadelphia Insurance Cos.
- HOA President signed off to authorize Henderson to issue a check for \$1900 to fund the swim team this season.
- Swim team will provide itemized accounting for their expenses.
- Swim team has formed a co-team with Cheshunt neighborhood.

7:15 to 7:40 Review of financials, violations and hearings with Matt

- Addendum to Policy Resolution #1: Policy Resolution Relating to Delinquent Assessments and Fines: President and Secretary signed approval to change late fee structure from "The Association will charge a late fee in the amount \$10 per month, plus interest of 18% per annum." to "The Association will charge a late fee in the amount \$10, plus interest of 18% per annum. The late fee will only be charged once per calendar year."
- Frank proposed that we act proactively toward those who are delinquent and about to receive their second violation letter by including a phrase in the second letter that offers a payment plan as an option to facing liens. Matt will develop the proper wording for this letter.
- William will relay to Kim to include in this month's newsletter the notice that the new green recycling bins fall under the same rules as regular garbage cans.

7:40 to 8:00 Review of bids for repairs in the common area

- Board approved the motion to accept Breeze Electric's bid to replace the light head-units in the tennis court.
- Board approved the motion to accept the Howard B Jones and Son bid of \$12,460.00 to resurface the tennis court based on the median pricing of the bid and the exceptional recommendations made from the Charlotte Tennis Club and Bruce Anderson.
- Various bids are still in development for replacement of bathroom vanities and kitchen cabinets of poolhouse.
- Bids are still being collected for landscaping issues including remedying the natural spring water leak that is staining the sidewalk.

Next meeting: June 22, 2010 at Frank's house.

8:00 Adjourned