

The Villages of Leacroft Homeowners Association Meeting Minutes

Thursday September 23, 2010

6:30 p.m.

Carabbas Restaurant
Concord, NC

7:00 Call to order and attendance:

- Attendees from HOA Board: Frank Keenan, Tami Merry, Dave Milam, William Blackburn, Jennifer DeMartino
- Attendees from Henderson Properties: Matt Pryor, Michael W., Julie Shadrick

7:15 General Meeting:

- Introduction of new HOA Manager from Henderson Management. Julie Shadrick will now be the manager for Villages of Leacroft. Henderson Management re-distributed assignments to lighten Matt Pryor's workload and travel time.
- Reviewed issues with previous hearings. The rental property on Old Bridge whose tenant's non-working truck has not resolved the issue. The truck is not sitting on bricks. Henderson is still fining the owner and the only next option is to place a lien on the property. Henderson Property will notify the property manager that the vehicle must be towed or fines will not be waived. A period of ten days following will be when the lien can be placed.
- The Davis house will be requested to paint shutters and front door to match in color, and an inspector will confirm that the deck has been re-painted and that the weeds in the back yard have been sprayed.
- Graffiti on entrance sign has been removed.
- Lights in the tennis court: four are missing vandal guards, some lights were wired incorrectly and caught fire and must be replaced.
- Henderson's website for our neighborhood: www.villagesofleacrofthoa.org: tabled decision to continue or discontinue this service.
- Reviewed budget items. Henderson will summarize the budget plans for final decisions in next month's meeting.

8:30 pm Adjournment

Next meeting: If schedule allows: Dave Milam's house on Tuesday 10/12/10 at 6:30 with 10/28/10 as an alternate date with undetermined location.