

THE VILLAGES OF LEACROFT **HOMEOWNERS ASSOCIATION**

Board of Directors Meeting

10611 Old Bridge Lane
Charlotte NC 28269

Dec 8, 2009

Agenda

7:00 Call to Order, Attendance

Attendees: Frank, Pam, Jennifer, Barbara, Monte, Tami, William, Vince

7:05 Formal adoption of minutes of the October meeting and the Annual Meeting

Meeting minutes were already approved via email and posted on the Leacroft.org website.

7:10 Board Reorganization

Roles and Responsibilities

- President: Chairs meetings, typically votes only in a tie, signs documents, makes quick decisions for smaller items without board approval.
- Vice President: In anticipation of being President
- Secretary: Records meeting minutes
- Treasurer: Oversees budget, monthly financial reports
- Member-at-large: Generally this person can choose the area in which they want to focus. Previously it has been called "Maintenance and Grounds" but is at the discretion of the current board.

New Board Member Introductions

- Tami – wants to be more involved. Saw a lot of grumbling and realized that something needed to be done to connect board and neighbors.
- Jennifer – wants to draw more people into activities and improve relationships. She has an AA in accounting.
- Pam – join the board because she felt that we needed to be more proactive in maintaining and improving our neighborhood.
- Frank – first joined the board because he was urged by his empty-nesters to help represent that demographic in the community. Was asked last year to run again.
- William – received letters in his mailbox that he felt were offensive and invasive. Also had a car break in and feels like things like this should be better communicated with the neighborhood.

New Board Positions:

President – Frank Keenan

Vice President – William Blackburn

Treasurer – Jennifer DeMartino

Secretary – Tami Merry

Community Liaison – Pamela Wisniewski

7:30 Report from Building Committee and their recommendation.

Rich Manning – neighbor in Leacroft for 3 years

The building committee sent out 4 RFPs and received 1 proposal back from Ayers Design Group. Marty Ray, a neighbor who is on the building committee, is a good friend of Mr. Ayers, the architect. This relationship may represent a possible conflict of interest.

Although we budgeted for \$5,000 for the proposal phase, the proposal cost would actually be \$9,455 which included 3 meetings to finalize before build. The proposal would address questions like: where will the building be best placed?

Although Ayers is not known for doing clubhouses, Rich felt that they were qualified for the job. We are projecting the project costs to be about \$200,000.

The board voted on whether or not we should accept this proposal.

- Pros: we want to make sure the concept for building a new clubhouse does not get dropped this time. It is difficult to find a company who will even take on a project for an HOA. If we want the building built this year, we need to hurry with this process. Otherwise, the project could be postponed until next year.
- Cons: There were concerns that the cost was approximately twice as much as we had budgeted. It was also brought up that 67% of the neighborhood would have to agree to building the clubhouse, and we have not really polled the neighborhood for their opinion. There were also concerns about accepting the only proposal that we received back because we had no point of comparison.

There was a motion and a second and the board voted that the building committee should submit additional RFPs before we decide to accept the current proposal.

7:45 Recap of 2009 activities and review of open and ongoing projects/issues.
Presented by 2009 Board Members

Barbara has an archive box of paperwork to pass on to the new secretary or treasurer. Barbara was happy that we finally got a good management company. We need to make sure they do a good job. She stressed the importance of “bringing the neighborhood together.”

The new board was given a brief overview of the 2 foreclosures that we currently have in process.

Vince will remain the chair of the CCRs committee until they have been approved.

8:15 Vote on the Building Committee Recommendation

See above

8:30 Recap of the CCRs Q& A session

We made adjustments to the CCRs based on neighbor feedback from the meeting and via emails. Diana (the paralegal) will make the changes and highlight them.

Some issues:

- Definition of “commercial vehicles.” Maybe we could just add something about appearance.
- Rentals. Since FHA requires 20% for mortgages, the board decided to set the limit at 10% (instead of the previous 25 homes.)
- One neighbor reported on “green issues.” The board felt that the new CCRs gave leeway for these types of requests.
- Can we fine people if they break a city ordinance and the city does not handle the problem? According to the new CCRs, it says, “no unlawful activity.” That should cover these cases.

9:00 Establish 2010 meeting schedule

Henderson’s contract specifies that Matt is only available without extra charge until 7:30 PM. Therefore, the board agreed to meet every 3rd Tuesday @ 6:30 PM. Of course, this schedule can be adjusted based on availability of the board members. The next meeting will be at Jennifer’s house on January 19th.

9:15 Adjournment