

The Villages of Leacroft Homeowners Association Meeting Minutes

Thursday January 28, 2010
6:30 p.m.

10523 Worsley Ln
Charlotte, NC 28269

6:30 Call to order, Attendance

- Attendees from HOA Board: Frank Keenan, Pam Wisniewski, Jennifer DeMartino, Tami Merry.
- Attendees from Henderson Properties: Matt Pryor, Scott and Phil Henderson.

6:35 to 8:15 Discussion of transition from Superior Management to Henderson Properties:

- Phil stated that Henderson Properties has received most of what they need from Superior Management and that some items are needed including:
 - Meeting minutes prior to 2009. Jennifer said she has a box of documents from Barbara Walbridge that may contain some secretarial materials and that she'll look to see if any minutes may be contained there.
 - Minutes can be emailed to Matt at:
mpryor@hendersonproperties.com
 - Copy of our architectural form
 - A final check from Superior Management is expected in mid-February
 - Reviewed handling of CD's. We currently have 12 and have typically rolled them up to the next increment with each renewal.
 - Signature cards are in process for Henderson to sign financial forms for these CD's.
 - Superior Management owes us an end of month statement for the month of December 2009.

- Monthly reports to be sent out between the 20th and 25th of each month from Henderson Properties will include:
 - Delinquency reports
 - Board Books - copies of every invoice, etc.
 - Maintenance Report - work orders, detailed invoices
 - Phone log - records of calls from residents
- **Discussion of delinquency policy:**
 - \$10 late fee. It was determined that the \$10 late fee applied to each month of delinquency plus 18% annual interest on balance due until balance is paid.
 - Phil asked us to consider other payment options for our 2011 dues as Henderson Properties had to manipulate their system to accommodate our unique payment schedule. No changes were suggested regarding the deadlines as they currently apply to 2010 dues. Other options include: annual, semi-annual, quarterly or monthly.
 - We decided to bill our dues once in December with a monthly payment schedule due 3/31 of each year. The dues are to be RECEIVED by 3/31.
 - Dues can be paid by credit/debit card on Henderson's website: www.hendersoncommunities.com
 - Only one bill will be sent, and it will be due 1/1 of each year and will be considered late after 1/31. Late fees will apply after 3/31, and the bill will be considered delinquent after 5/15 of each year.
 - These dates will be written into the policy resolution relating to delinquent assessments (#2 and #3) as being prepared for us by Scott.

- Also under the policy resolution relating to delinquent assessments as described in #4, we discussed fines and language of the application of those fines.
 - First, we defined that this section of fine levies does not apply to delinquency in dues.
 - The language will read: When a fine that has been levied on any Lot is delinquent 60 days or the accumulated fine exceeds \$5,000 the Association shall place a lien on the Lot. (Prior language included: \$1000 in place of \$5000 and “may” in place of “shall”)
- **Discussion of violation fines:**
 - It was decided to increase the amount of time from 10 days to 14 days for a violation to be cured.
 - Matt will conduct inspections twice each month.
 - Under Article VII - Use Restrictions, A decision was reached determining that the daily fine for #1 Residential Use and #2 Unlawful Activity be placed at the maximum \$100 with all others at \$50 per day.
 - Phil asked for a definition of “commercial vehicle”
 - Frank asked if we could have the lights repaired at the tennis court which requires a truck with a lift. Phil suggested that we replace all lights regardless of whether they are burned out. The bulbs are model: Courtsider XL ...but we are missing the fixture number which can only be learned when the bulb is removed from the pole.

8:15 Henderson Property members are dismissed.

8:20 to 9:00 HOA Board Members' discussion

- **Other Issues:**
 - Eviction Status:
 - Billingham - house is empty and full of trash, allowing the bank to take over so our lien will be replaced. Frank asked if we knew of any parties who take over foreclosures.
 - Speed Humps - the Board will support the majority decision from the neighborhood.
- Pam Wisniewski pointed out the benefits of using Henderson Properties' website as a way to better communicate within the neighborhood.
 - Our own website will be linked in with Henderson's.
 - Henderson's website provides platforms that are unwieldy and expensive for us to handle on our own including want-ads and a community directory.
 - The contract is month to month with a monthly fee of appx. \$40, and we can discontinue using the site if it is not to our liking.
 - The website gives each resident a place to see their history including payment of dues, etc.
- There is a strong interest in using the Henderson website.
- Pool passes: Since there have been problems with the pool passes in previous years, we will ask Henderson what has worked for them in the past.
- Frank took pictures of the "great" hand-made signs the lifeguards created for us last year and will look for permanent signs with similar messages to post at our pool.

- Club House Building Proposal: Pam Wisniewski presented the Board with an Excel spreadsheet demonstrating possible financial scenarios in regards to the cost of the ownership of the proposed club house. The conservative assumptions used in this spreadsheet demonstrate deficits that can potentially affect the neighborhood for 5 to 10 years even with an increase of dues of up to \$100 per year. To explore this further, it was decided that it is necessary to conduct the following:
 - Neighborhood survey to determine how residents value a club house and to get a feel whether a 67% approval could be reached
 - Seek loan pre-approval
 - Study HOA dues in the surrounding neighborhoods
 - Study the percentage of usage of club houses in surrounding neighborhoods

- Action items:
 - 1) email Frank suggested action item list for 2010
 - 2) Resend pool signs via email
 - 3) Send Updated CCRs to Matt
 - 4) Follow up with Henderson and Frank to get web hosting contract signed and website transitioned
 - 5) Make sure to publish any additional information about speed humps in newsletter
 - 6) Coordinate with Mike about violation inspections and convey to Matt
 - 7) Send 2009 meeting minutes to Scott.

- **Next meeting: February 16, 2010 at Jennifer's house.**