

# **THE VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION**

## **Board of Directors Meeting**

### **Leacroft Pool**

**4400 Highcroft Lane,  
Charlotte NC 28269**

**May 12, 2009**

**6:30 PM**

6:30 Hearings, past due HOA dues

7:00 Call to Order, Attendance

Attendees: Frank, Pam, Barbara, Bob (Yard of Month), Monte, and John (Holloway Mgmt)

7:05 Jessica Moore, Patrick Bunn  
Adult swim pool night(s)

Jessica and Patrick did not attend. The board decided the following for adult pool nights:

- The pool will only be open to adults 18 years and older every 3<sup>rd</sup> Thursday June through August from 6PM – 9PM (Close).
- If this becomes popular, we can add more adult swim nights. However, if we find that it isn't popular, we will cancel doing this next year.

7:15 ARC Committee Update  
Roof –M-All compliance – Mike Wisniewski  
Contractor signage compliance

- Contractor work signs are only allowed in yards while the work is in progress.
- Sidewalk repair requests were submitted to the city. If anyone wants to report a sidewalk for repair, call CharMeck at 311.
- Portal basketball hoops should be put away when not in use. They should NOT be laid down in the drive way. They also need to be safely anchored so that they do not fall over.

#### Maintenance of vacant properties

- If banks do not have someone to maintain the yards of vacant, foreclosed houses, we suggested that Tom from the neighborhood have preference for lawn maintenance business.

7:25 Yard of the Month – Bob Mathews

- Bob said that the yards this year are looking better than they did last year
- Yard of the Month prize will be a \$25 gift card to Harris Teeter
- Yard of the Month winners will be chosen for June, July, August, and September

7:30 Review Minutes of last meeting

Meeting minutes were approved by the board.

7:40 Update on action items from last meeting

Holloway Mgmt

- Send bulk mailbox order form out with Spring inspection letters (Done)
- Get back to Frank with Peachtree sign for solicitations (In-progress)
- Follow up with John and Officer Jones for suggestions about solicitors (Done – call 911 or 311)
- Get Brian to summarize pool furniture inventory (Done – Frank did it)
- Include temporary pool hours in the letter sent with pool passes (Done)
- Send temporary pool hours to Pam (Done)
- Have Dawn send Barbara (welcoming committee) updates when a new neighbor moves into the neighborhood This information will be forwarded to a welcome committee (In-progress)

Frank

- Send word document of verbiage for pool (red, yellow, green) sign to Pam (Done)
- Pool walkthrough with Mike (Done)

Vince

- Send CCR updates to Diana (Done)
- Get clarification on rental quotas for CCRs (In-Progress)

Barbara

- Submit bio and photo to Sherrie for newsletter (In-Progress)
- Follow up with Anne and Nicole about welcoming committee (In-Progress)

Pam

- Resend mailbox bulk order form to Holloway Mgmt (Done)
- Get invoices for work done from Dawn to update neighbors on recent neighborhood improvements (In-Progress)
- Follow up with Monte regarding neighborhood watch (In-Progress)
- Order newsletter banner (Done)
- Find out newsletter ad rates from Sherrie (Done)
- Contact Patrick to see where we got bulk pine needles and mulch from in previous years (Done)
- Work on Google group (board, board & mgmt company, mailing list for neighborhood) (In-Progress)
- Contact Dave about website (classified listings, etc.) and block captains (In-Progress)
- Design (red, yellow, green) pool sign (Done)
- Have Sherrie add temporary pool hours to newsletter (Emailed Ken)
- Ask Ken for swim team schedule (meets and practices) (Done – Ken posted on the website)
- Have Sherrie add Patrick's contact info in newsletter (In-Progress)
- Schedule pool walkthrough (this Sat or Mon) (Done - Scheduled for Sat. 9:30 AM)

Mike

- Follow up with Frank for basketball hoop guidelines (In-Progress)
- Send Sherrie newsletter ARC reminders (Done)
- Make sign for mailbox including the following verbiage: "Comments Only. Do not deposit monies or ARC Forms" (Done)
- Pool walkthrough with Frank (Done)
- Mount locking mailbox in common area (In-Progress)

8:00            Review Financial report

8:10            Review status of Covenants Update, CCR Committee

8:20            New Business  
                  Pool furniture repairs and new purchases

- The board decided to purchase 16 new chairs, restrap 24 existing chairs, and buy 2 new umbrellas

                  Action on adult swim night(s)

- See decision above

Signage – Play Area Closing (dark), No Solicitation (at entrance)

- The board decided that the playground should close at dark instead of at 11 PM like the rest of the common area.
- We will add a notice in the newsletter to encourage residents to call 911 to discourage solicitations

Other New Business

- The May newsletter will be the last home delivered newsletter. In June, we will have the newsletter available online at <http://www.Leacroft.org> and also have some hard copies available by the pool.

8:30 Unfinished Business

Pool Repair Completion and Approval

- The pool work was completed. New tiles, coping, and some deck repairs. Frank and Mike did a walkthrough. Brian from the pool management company confirmed compliance.

Lights at pool

- After we had the lights at the pool replaced, there seemed to be a power surge that knocked some back out. We will have the electrician come and replace the bulbs again.

Pine Needle/ Mulch Sale

- Pam will collect bulk sale orders for the neighborhood. The HOA will not add any upcharges on the bulk rate from Nicholson Farms

Spring Inspection Update (Mailbox status)

- Pam is still collecting mailbox bulk orders. Anyone wanting to take advantage of the bulk discount should submit their order ASAP.

8:45 Set Next Meeting Date(s)

- Tentatively June 9<sup>th</sup> at Barbara's house.
- No July meeting
- August 11<sup>th</sup> tentative meeting.

8:50 Assign action items generated at this meeting.

Holloway Mgmt

- Contact bank for foreclosed homes that require lawn maintenance. If they have someone to maintain lawns, they should do so. If not, Tom is available to maintain yards at the HOA's expense.
- Stop printing violation letters that only give homeowners 7 days to comply. Give homeowners at least 2 weeks. Also, may want to look into using post mark date depending when letters go out.
- Order playground sign "Playground closes at dark. Trespassers will be prosecuted."
- Contact Brian to purchase 16 new chairs, restrap 24 existing chairs, and buy 2 new umbrellas
- Schedule Spring inspection follow-ups

From last month:

- Get back to Frank with Peachtree sign for solicitations (In-progress)
- Have Dawn send Barbara (welcoming committee) updates when a new neighbor moves into the neighborhood This information will be forwarded to a welcome committee (In-progress)

Frank

- Follow up with Holloway about sign orders from Peachtree

Vince

- Invite Diana to board meeting to explain more about rental caps in the CCRs

**From last month:**

- Get clarification on rental quotas for CCRs (In-Progress)

Monte

- Follow up with Pam about neighborhood watch

Barbara

- Summarize work done since January and send to Pam

**From last month:**

- Submit bio and photo to Sherrie for newsletter (In-Progress)
- Follow up with Anne about welcoming committee (In-Progress)

Pam

- Announce adult swim night on website, Facebook, newsletter, and also notify Jessica and Pat
- Print sign to advertise adult swim nights
- Continue collecting mailbox and pine needle/mulch orders
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**From last month:**

- Follow up with Monte regarding neighborhood watch (In-Progress)
- Work on Google group (board, board & mgmt company, mailing list for neighborhood) (In-Progress)
- Contact Dave about website (classified listings, etc.) and block captains (In-Progress)
- Have Sherrie add temporary pool hours to newsletter (Emailed Ken)
- Have Sherrie add Patrick's contact info in newsletter (In-Progress)

Mike

- Contact Roof M All to remove signs unless work is in progress
- Get quote for rubber mulch

**From last month:**

- Follow up with Frank for basketball hoop guidelines (In-Progress)
- Mount locking mailbox in common area (In-Progress)
- Update ARC form

8:30 PM

Adjournment