

# Leacroft Homeowner's Association Annual Meeting Agenda

November 18, 2009 (7 PM)

Call to order, Introductions

Frank Keenan

2009 Annual Report

Frank Keenan

We have had a busy year this year. Some highlights include: pool repairs, pool house roof replacement, repairing the benches in the common area, evaluating property management companies for 2010.

Out of 283 homes, we collected dues from 271.

2009 Budget Report

Barbara Walbridge

Again, the bulk of our reserve funds are in laddered CDs. To date in 2009, we have earned \$3,322 interest from these CDs. Accounts Receivables predominantly from past due dues and pending litigation.

2010 Budget/Assessment

Vince Smith

We spent double than budgeted for landscaping for supplies, flowers, pine needles, etc. The pool maintenance was also not included in the 2009 budget. However, we needed to replace the pool tiles, coping, and drains to stay in compliance. The water bill this year was increased due to the draining of the pool.

In 2010, we increased the budget to account for removing the overgrown cypress trees outside the entrance of Leacroft. We also budgeted \$5,000 for capital improvements to research the possibility of building a club house in the common area.

2010 Dues will be the SAME as 2009. They will not be increased. Dues are \$470. However, if you pay them early, you can get a discount of \$420.

The 2010 budget was motioned, seconded, and approved.

## Current Security Issues:

Charlotte off Duty Police

Richard Jones CMPD

Officer Jones could not attend the meeting. In 2008, there were 19 incidents. In 2009, there were 14 incidents in Leacroft. You can go to the CMPD website and find out more about crime in our neighborhood: <http://maps.cmpdweb.org/cmpdnet/map.aspx>

Neighbor comment: Someone from the city was out assessing the Ferguson's property in order to connect Turtle Cross and Polk and White. Please let the HOA board know if you find out any more information regarding this. Leacroft does NOT want this to happen. Polk and White area is not a good neighborhood. Having one entrance in and out of Leacroft helps keep our neighborhood safe.

## Committee Reports

Architectural

Mike Wisniewski

A new ARC form is posted on the Leacroft website. We are moving toward more electronic approvals when possible. This year, we have had 92 ARC forms submitted. 72 were for roofs. 67 have been approved so far. A lot of improvements have been going on this year. The ARC plans to do its own drive through within the next few months before the new property management sends out violation letters. Our goal is to give everyone a heads up to avoid the possibility of fines.

Gena Ashley and Jean Keenan are the other two members of the ARC.

Block Captains

Deb Peters

Deb is looking for block captain volunteers. This is separate from the neighborhood watch. It would include helping distribute the monthly newsletter and acting as a point-of-contact for your area to help disseminate important information about the neighborhood. It is a great way to meet your neighbors.

CCR Revision

Vince Smith

Everyone should have received a letter notification about the CCR informational meeting on December 3<sup>rd</sup>. The original CCRs were written in 1994 and are now out-of-date. They need to be updated to help clarify various violations such as multi-family rentals. The CCR committee (Vince Smith, Frank Keenan, and Barbara Walbridge) has posted a copy of the final draft of the new CCRs document as well as a summary of changes (posted shortly after this meeting) on the main page of the Leacroft website. The Leacroft paralegal will be at the December 3 meeting to answer questions. Please attend this meeting or email the [HOABoard@Leacroft.org](mailto:HOABoard@Leacroft.org) to provide your feedback.

2/3 of homeowners must approve of the new CCRs before they can go in effect. Each signature will have to be notarized so we will have several “signing events” to try to avoid having to go door-to-door. We will make revisions as necessary.

Neighbor comment: This is a tremendous turn out for our annual meeting. I am worried about people not being educated. How do we make sure people know what they are signing?

Answer: That is why we are having the informational meeting to let everyone ask questions and provide feedback. Also, notary publics are required to be present to make sure that everyone signs the document at their own free will. We have been providing the information in the newsletter and on the website as much as possible. We will be providing a summary of changes document to show some of the major changes from the old CCRs. If we need to have this mailed to individual homes, this may be an option.

Neighbor comment: How do we make sure people follow covenants to keep up the neighborhood?

Answer: We can only send people to hearing and fine them. We cannot make people fix things, but we can put liens and eventually go toward foreclosure if it gets to that point. We are switching management companies to help enforce our CCRs. That has been one of the weakest points of our current company which has lead us to switch.

Neighbor comment: I didn't think the HOA had the right to foreclose on a house.

Answer: The ability to foreclose on a house was written into our Articles of Incorporation/Bylaws. Every homeowner gets a copy of the covenants of our neighborhood when they buy their home. We want to keep homeowners in their homes, but sometimes foreclosure is necessary in extreme circumstances. We currently are going through pending litigation with 2 foreclosures in the neighborhood.

The December 3<sup>rd</sup> meeting will be informational. We will not be signing at this meeting.

There will be some issues (such as dog breeds) that will be grandfathered in. We don't expect you to give up your dogs.

## Events

Jessica Moore

Jessica was not present. Brigette Stoll provided a summary. They were disappointed that they had to cancel the Chili Cook off/Fall festival. It is one of the most popular yearly events. Only 3 families had RSVPed. The Si-hay ride is on December 15<sup>th</sup> so please be sure to RSVP. We are also doing a holiday decorating contest.

You can take your broken Christmas lights to Home Depot to get a \$3 credit toward new lights.

## Newsletter

Pam Wisniewski

- Information You Can Now Find of the Leacroft.org Website:
  - HOA Board Monthly Meeting Minutes
  - The Villager Newsletter
  - Important Contact Numbers
  - Updated Architectural Review Form
  - Updated Draft of the Leacroft CCRs
- Leacroft now has a new neighborhood mailing list. To subscribe, just send an email to [LeacroftVillagerssubscribe@yahoogroups.com](mailto:LeacroftVillagerssubscribe@yahoogroups.com).
- Want to connect on Facebook? Just search under groups for

“Villages of Leacroft.”

- Have an article for The Villager newsletter? Please submit to Pam@Leacroft.org before the 15th of every month for print in the next monthly newsletter.
- Want to advertise to Leacroft? The Villager advertising rates will be listed in the upcoming December issue.
- The Leacroft HOA board has a new email address: HOABoard@Leacroft.org
- Have Comments or Suggestions? Feel free to drop them off in the new locking mailbox in the common area. Thank You!

Swim Team

Ken Bury

Leacroft has had a swim team for 8 years. We are part of North Meck Swim League. We had 50-60 swimmers at first, now we are rebuilding. We lost several this year, but we have doubled the number we have lost. We currently have 31 swimmers.

We need to get the word out. It is one month of swim, meets away and at home. Other teams really like our pool. We have 99% participation from parents because our team is small. You can be involved even if you don't have a kid on the team. We also need corporate sponsorship. We have a couple of swimmers that are top 5 out of 600. New swimmers don't have to start out great because they will learn.

Neighbor comment: When is practice? From 9-10? I ask because it has been running over, and I have gotten to the pool and could not swim because all the kids in the pool.

Answer: The kids may still be in the pool, but practice is over. The lifeguards should make sure that others are able to swim.

Neighbor comment: The practice time is difficult. Can there be alternate times?

Answer: We will look into this in early spring when we start to plan for the new season.

Capital Improvements  
2009  
Future

Frank Keenan

We are putting off fixing the tennis court until we know what we are doing regarding building a new club house. A club house would make the area usable year-round and will make our neighborhood more appealing. It would provide additional storage for the events committee and swim team. It would provide a meeting space for approximately 75 people. We are trying to keep down any type of special assessments but we want to take advantage of low interest rates and cheaply available labor. We will be providing options to the residents before breaking ground.

We would like to break ground maybe after pool season this coming year. The club house would be somewhere in the common area. No location has been assigned. Approval has not happened. The HOA will have a vote before construction starts.

Nominations for 3 open Board positions

Frank Keenan

Candidates Speak  
Voting

(up to 2 minutes)  
1 Vote per residence

**William Blackburn** lives on Dunfield Court with his wife, son, and daughter. He has been a Leacroft resident for 5 years. His family is his #1 priority and since Leacroft is where they call home, that means that Leacroft is also his #1 priority. He wants Leacroft to be a safe place to live and for his children to play.

**Jennifer DeMartino** lives on Worsley Lane with family which includes 3 children. She has been a Leacroft resident for 4 years. She believes it is important to maintain our neighborhood and represent what the people in the neighborhood want for our community.

**Tami Merry** lives on Worsley Lane with her husband, son, and two dogs. She thinks that Charlotte is a great place to be and that Leacroft is the perfect location with great schools. She wants to make sure that the neighborhood is well-maintained and supports neighborhood improvements like the prospect of building the club house in the common area.

**Barbara Walbridge** has lived in Leacroft for 4 years and has been on the board for about 3 years. She would like to thank you for the experience. She has been listening to what neighbors are saying and would like to stay to see the growth and outcome of the board's hardwork. She supports the new building and believes that Leacroft has the potential to be the best neighborhood on Prosperity Church Rd.

**Monte Chisholm** has been a Leacroft resident for 5 ½ years. He has been on the board for 2 years and has seen a lot of amazing changes. He has learned a lot from this experience and wants to be allowed to give back more to the community.

Vote Count

William Blackburn, Jennifer DeMartino, and Tami Merry are your new 2010 HOA board members. Congratulations!

Community Concerns/Open Forum

Voting Results

Adjournment