

THE VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION

Board of Directors Dinner Meeting

Texas Land & Cattle Company
517 University Center Blvd
Charlotte NC 28262

Sept 16, 2009

- 6:00 Call to Order, Attendance
Attendees: Frank, Vince, Barbara, Pam, Monte, and Diana
- 6:10 Dinner Break
- 7:00 Diana Kennedy – Foreclosure Procedures
Review the process
Explain HOA rights and responsibilities
Review possible next steps
- 8:00 Review Minutes of last meeting
Minutes were approved via email prior to board meeting
- 8:10 Update on action items from last meeting

**Note: Holloway/Superior did not attend board meeting

Holloway

- Moving forward, please save a copy for the board for every violation letter sent (In Progress)
 - Reserve meeting location for November meeting. Please try to do this early. (Done)
- From last month:**
- Update Spring violation/inspection letters for unresolved issues (Done – Pam sent hearing summaries to Holloway/Superior)
 - Make sure pool management company knows about banning policy (?)

Frank

- Confirm that we received all the pool furniture that was ordered (Done)
 - Manage RFP process for club house (In Progress)
 - Suggest wording for entrance signage (Deferred until next year)
 - Pool inventory summary (Done)
 - Propose some permanent signage based on the lifeguards' written signs. Check ladies' room stall door to verify it is broken (Deferred until next year)
 - Add discussion about contract renewal to September agenda (Deferred, current contract runs through 2010 for pool)
 - Confirm with John about hearings (Done – Pam sent John hearing results)
- From last month:**
- Confirm no pool leak, get water tested (Deferred until next year)
 - Get initial club house drafts (In Progress)

Vince

- From last month:**
- Create timeline for revising the HOA Covenants (Done)

- Invite Diana to board meeting in September (Done)
- Follow up about barking dog violations (Done)

Barbara

- Follow up with Dawn about welcome letters (In Progress)
- Check that we have leases for new renters (In Progress)

Pam

- Request latest A/R spreadsheet from HOA mgmt (Done)
- Follow up with adult events committee to see if they would like to promote adult swim nights (Done)
- Follow up with suggestions for dinner meeting (Done)

From last month:

- Send Thank you to Fred for pool work (Done)
- Have Sherrie add new pool policy to the newsletter (Done – Pam is now doing the monthly newsletter per board decision in August)
- Follow up with Monte regarding neighborhood watch (In Progress, called CharMeck and CMPD)
- Contact Dave about website (classified listings, etc.) and block captains (Done)

Monte

From last month:

- Follow up with Pam about neighborhood watch (In Progress)

Mike

- Research consumer reports about possible problems with rubber mulch (In Progress)
- Suggest ARC split neighborhood into thirds and have monthly ride through neighborhood (In Progress – zones created, need to schedule date for monthly ride through)
- Move forward with ARC violation letters for non-conforming mailboxes (In Progress)

From last month:

- Mount locking mailbox in common area (In Progress)
- Update ARC form (Add signature line, date received, etc.) (Done – Pam created new form. Mike sent to Jean and Gena for approval)
- Get quote for rubber mulch (In Progress)

8:30

Review Financial report

Barbara will review financials and follow up with Holloway

8:40

Review status of Covenants Update, CCR Committee

Discussed rental limitations.

Will need to get current rental list to decide quota.

Can lose rental rights if owner occupied or unrented for a period of time (90 days).

This will increase necessary involvement from the HOA management company.

67% approval needs to happen to ratify new CCRs. Need one signature per lot.

Plan:

-Send letter directly to residents directing them to a DRAFT copy of new CCRs on website.

Also have a document summarizing changes to CCRs.

-Add this information to the newsletter

-Announce updated CCRs at annual meeting in November

-End November/Beginning of December, have CCR discussion meeting

-December 15th hayride, start collecting notarized signatures

8:50

Ongoing / Unfinished Business

Board agreed that signage could be postponed until next year due to all the upcoming issues needing our attention.

No Solicitation sign for entrance and enforcement
New information sign at entrance.
Additional signage at the pool. (see handmade signs in place)
Review bids for pool house roof and award contract.

Board agreed to choose with Enduring Exteriors or BTR Roofing. Mike will call BTR for quote match before we make a final decision.

9:00

New Business

Review proposed 2010 budget

Budget was postponed until the next HOA board meeting.

Vote to authorize proceeding with developing and sending out the RFP for the new facility.

The Board voted to move forward with the RFP process. Also it would be permissible to let a HOA member who is not on the board lead the project as long as they stay in close contact with the HOA board.

Determine lead for project (HOA Board or Committee reporting to HOA Board)
Contract for pool management – when does current contract expire?

Through 2010

Set date for annual meeting in November

Leacroft's annual HOA general meeting will be held November 18th @ 7 PM at the Mallard Creek Recreation Center, 2530 Johnston Oehler Rd.

Solicit nominations for open board positions

Leacroft.org website and domain name were coming up for renewal. The HOA board had Pam transfer both into her name from Len to ensure that we did not miss renewal and lose our domain name. Both the website and domain name have been renewed.

9:20

Assign action items generated at this meeting.

Holloway

From Last Month:

- Moving forward, please save a copy for the board for every violation letter sent (In Progress)

Diana

- Print out statement of Leacroft legal charges

Frank

- Finalize survey monkey neighborhood survey questions
- Coordinate CCR signing campaign

From last month:

- Manage RFP process for club house (In Progress)
- Get initial club house drafts (In Progress)

Barbara

- Set up October meeting for the new Welcoming Committee

From last month:

- Follow up with Dawn about welcome letters (In Progress)
- Check that we have leases for new renters (In Progress)

Vince

- Determine percentage of rentals in neighborhood
- Finalize draft of CCRs with Diana (rental percentage, days unoccupied, etc.)
- Work with Holloway to draft letter to send about updated CCRs
- Create document highlighting changes to CCRs
- Send details to Pam for newsletter article (verify with Diana)
- Set date for CCR discussion meeting and make sure Diana can attend

Pam

- Include updated CCR information in newsletter
- Add request for notary volunteers to newsletter
- Publish September and October newsletters

From last month:

- Follow up with Monte regarding neighborhood watch (In Progress, called CharMeck and CMPD)

Monte

- Check on notary for CCRs

From last month:

- Follow up with Pam about neighborhood watch (In Progress)

Mike

From last month:

- Research consumer reports about possible problems with rubber mulch (In Progress)
- Suggest ARC split neighborhood into thirds and have monthly ride through neighborhood (In Progress – zones created, need to schedule date for monthly ride through)
- Move forward with ARC violation letters for non-conforming mailboxes (In Progress)
- Mount locking mailbox in common area (In Progress)
- Get quote for rubber mulch (In Progress)
- Follow up on BTR quote for pool house

9:30 Confirm October meeting date/place

October 13th at 7 PM. Frank's House.

9:35 Adjournment

(Note, due to time limitations, original board meeting was adjourned and continued the subsequent day)