

THE VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION

10611 Old Bridge Lane
Charlotte, NC 28269

March 3, 2009
6:30 PM

6:30 Hearings

8:00 Call to Order, Attendance

- Attendees: Frank, Vince, Pam, Monte, Melissa (Holloway Mgmt), and John (Holloway Mgmt)

8:05 Review Minutes of last meeting

- March minutes were approved by the board
- Review Actions items

Diana

- Send latest covenants updates to Frank (Complete)

Melissa/John

- Set up meeting with electrician regarding flood lights to light playground (Contractors were selected to begin work on the common area.)
- Order locking mailbox for common area (Mailbox received. Currently at Frank's house)
- Create report of rentals that do not have an up-to-date lease on file (Complete)
- Confirm when the new directories/calendars will be published and distributed (In-progress)
- Have Dawn send Pam updates when a new neighbor moves into the neighborhood This information will be forwarded to a welcome committee (In-progress)
- Have all pool/light/maintenance/bench estimates available for review by the next board meeting (Complete)

Frank

- Send latest covenants updates to the rest of the board (Complete)
- Follow up with Patrick about additional pool responsibilities (Complete. Patrick Bunn will be pool chairman. Responsibilities include scheduling activities and reviewing pool rules)
- Create March agenda (Complete)

Pam

- Send Melissa information about locking mailbox to order (Complete)

- Draft sign for proper usage of the common area mailbox drop box (Complete – sign not created yet)
- Find brochure holder for newsletters and send link to Melissa (Complete. Received. Currently at Frank’s house)
- Send options to the board for a way to have a neighborhood mailing list/message board (Created Facebook page for all neighbors and Google group for HOA Board)
- Find information on CMPD website about form to act as agent (Complete)
 - <http://www.charmeck.org/Departments/CMPD/Community+Programs/Neighborhood+Watch/Home.htm>
 - Decided that Monte will head the neighborhood watch and Pam will assist
- Update website with 12 months (rolling) of newsletters (Complete – See website)
- Update website with HOA board approved meeting minutes (Waiting on Feb. minutes to be approved. In progress)
- Set up lunch with Sherrie to talk about the newsletter (Complete)
- Follow up with Fred to get quote for the pool (Complete, Received quote from Fred. He will move forward with the pool repairs/updates)
- Contact CMPD regarding neighborhood watch program (Found documentation online, not necessary to contact CMPD. Also found out that the City has free workshops for block captains)
- Send list of people who have signed up for mailbox group rate to Melissa before March (Sent – These individuals shouldn’t get Spring inspection notices regarding mailbox replacement)
- Create a contact list of all individuals volunteering on Leacroft committees (Complete. Sent to these committees only)
- Meet with Dave (Sent email, he said he was too busy to meet, need to call back)
 - Welcoming committee
 - Block captains
 - Website updates

CCR Committee (Covenants – Frank, Barbara, and Vince)

- Meet to finalize covenant updates before the next board meeting (In progress)
- Respond to Diana before the end of the month (In progress)

8:10 Review Financial report

- We are \$2,000 up from last year this time on balance for bill collection
- Record keeping change – all interest will be recorded in the month it was accrued. Previously it was recorded the next month.
- We spent more money than budgeted for due to events committee, landscape supplies, and pool repairs

8:15 Review status of Covenants Update, CCR Committee

- Nothing has been done on this during the past month. Vince will contact Diana (paralegal) and set up a meeting to discuss

8:25 New Business
 Establish Hearing and Fine Guidelines

- We are allowed to fine up to a maximum of \$100/day per offense (grace period of 5 days)
- We are not allowed to fine anyone until after the hearing
- When neighbors report a violation, Holloway management confirms the violation before sending violation letter
- John suggested that the HOA board be stricter on curb appeal violations due to neighborhood home values

8:45 Unfinished Business
 Pool Repairs
 Drain and repair estimates and approval

- Fred Alfred won the bid to do the pool repairs (vote 4/0). Go ahead with coping cut back but not the barracuda logo. We will need to make sure drains and other pool repairs meet the required standards for opening for pool season.

Misc. repairs, timer replacement and new spotlights

- Donnie and One Source were chosen to do the work. Detailed work completed will be posted once work is done.

Pool rule review

- Will be handled by Patrick

Mailbox inspections – coordinate with Spring Inspection, early March
(Board member ride along)

- In the process of scheduling when Spring inspections will be completed.

Other new business:

9:00 Set Next Meeting Date(s)

- Tentatively April 23rd at Pam's house 3912 Canterbook Dr

9:05 Review Action Items

Superior/Holloway

- Send lease report via email
- Make sure Barbara gets financial report
- Create summary report of past violations, send to board
- Add some kind of guarantee about drain compliance before moving ahead with Fred on pool
- Contact Brian and Fred
- Schedule Spring inspection (Already sent email for availability)
- Pay balance due for Aquatic Leak Detection

From last month:

- Confirm when the new directories/calendars will be published and distributed (In-progress)
- Have Dawn send Pam updates when a new neighbor moves into the neighborhood This information will be forwarded to a welcome committee (In-progress)

Frank

- Send Pam estimates to add work completed to meeting minutes
- Get license info from One Source, Donnie, etc for work to be done, move forward with these projects
- Contact Jessica/Events committee about December holiday decorating contest

Vince

- Do bio with picture for newsletter
- Set up CCR meeting or call Diana
- Confirm if having next board meeting at house is ok (Meeting needed to be rescheduled and relocated)

Barbara

- Review and approve financial report

Monte

- Find time to meet with Pam to figure out first steps of neighborhood watch (Monte was designated head of community watch)
- Take minutes at April meeting (if Pam is unavailable)

Pam

- Work with Sherrie to get newsletter electronic by May
- Invite Sherrie to next board meeting (beginning)
- Make mailbox sign
- See if newsletter advertisers would be interested in advertising in directory
- Find someone to head welcoming committee
- Create Google Group for HOA board testing
- Follow up with Dave again about block captains/website, etc.
- Update Bob about yard of month
- Post work completed on neighborhood maintenance and improvements to Leacroft website

From last month:

- Update website with HOA board approved meeting minutes

9:10

Adjournment