

Villages of Leacroft
BOD Monthly Meeting
January 27, 2011
6:30 p.m.

Mallard Creek Recreational Center
Johnston-Oehler Rd. Charlotte, NC 28269

6:40 p.m. Welcome, Call to Order, Introductions:

Attendees:

- Leacroft BOD: Joe Mercier, Nick Sackinger, Tami Merry, William Blackburn
- Henderson Management: Michael Wilchenski, Julie Shadrick

6:45 p.m. Confirmation of Quorum: Confirmed

6:50 p.m. Board Voting for Officers of the Association:

Motioned, seconded and approved:

President:	Joe Mercier
Vice President:	Nick Sackinger
Secretary:	Tami Merry
Treasurer:	Jennifer DeMartino
At Large:	William Blackburn

6:55 p.m. Review and Approval of Last Meeting's Minutes: Approved

6:55 p.m. Update from Henderson Management (Julie Shadrick):

Financials: Julie will determine whether our CD's are laddered.

Liens: There are 9, but the details must be discussed in executive meeting

Violations: Notices were sent for 7 violations.

Other:

- Julie will re-send an email containing a 45-page attachment regarding estimates and legal counsel.
- The board tabled a decision on landscaping needs until the March meeting

Pool Codes: New compliance codes require changes to pool skimmers and fence pickets.

1. New skimmers at a cost between \$50 and \$200 each must be installed to comply with the new codes. Leacroft currently has 12 skimmers that must be replaced.
2. New codes require fewer than 4 inch gaps between pickets in the fence surrounding the pool. An estimate for approximately \$1500 was

provided to show the cost of adding these posts to our existing fence. The estimate did not include the cost of repainting the fence to match the new posts. Also, new latches are required to be installed on the gate.

Playground Vandalism:

- Henderson filed an insurance claim for damage done to play equipment. Julie will confirm whether we have a deductible of \$500 or \$1000.
- Cunningham Associates of GameTime play equipment provided a quote of \$7981.38 to replace those parts that had been spray painted. Henderson was advised that the spray paint could not be pressure washed off the plastic play equipment.

7:10 p.m. General:

- Moratorium for late fees: until April 2011. All paid late fees before then will be refunded.
- An annual report is forthcoming

7:15 p.m. Committee Updates:

Events Committee: Jessica Moore, Chair

- 9 events have been planned.
- HOA will reimburse the Events Committee for the cost of replacing the stolen fire pits.

By-Laws/CCR Committee: Vince Smith, Chair

- Not in attendance (newly formed)..

Communications Committee: Cheryl Jefferson, Chair

- Introduced some of the members.

Outreach Committee: Gerri Gersak, Chair

- Not in attendance (newly formed).

Common Areas Committee: Frank Keenan, Chair

- No report scheduled (newly formed).

Architectural Review Committee: Mike Wisniewski, Chair

- No report scheduled (newly formed).

Block Captain: Deb Peters, Chair

- Not in attendance (No report expected).

Neighborhood Watch: TBD, Chair

- Committee not formed yet.

Swim Team: Ken Bury, Team Manager

- Swim Team is in action from the last day of school until the first week of July.
- Sponsorship for team: 1/3 by participating parents, 1/3 by Leacroft HOA, 1/3 by other partners

7:30 p.m. Old Business:

None.

New Business:

Special Meeting to be held February 3, 2011 at 7:00 p.m. at Crossway Community Church with registration beginning at 6:30 p.m.

7:35 p.m. Open Floor

Pine straw vendor, Southeast Spreading, was suggested as possible alternative to receive a lower cost per bale for landscaping. Julie Shadrick pointed out that this company has been used by other neighborhoods and has proven to be late in delivery.

Question about policy regarding the gathering of estimates for work done. Board answered that at least two estimates will be requested for each job.

Question about the consideration of alternative play equipment such as wooden sets, swings, etc.

Action Items

Assigned to

Investigate solutions to parking lot vandalism, e.g., lights, bushes, landscape design.

TBD

Determine who is responsible for roof repairs to 10313 Billingham Dr.

Julie

Joe to meet with Henderson to review insurance policies

Joe, Julie

7:50 p.m. Date, Time and Location of Next Meeting:

Thursday February 17, 2011 at 6:30 p.m. at Mallard Creek Recreational Center (changed to Bass Pro Shops Concord, NC)

7:55 p.m. Adjourned