

Village of Leacroft Homeowners Association Board Meeting Minutes Feb 16, 2012

VENUE: BASS PRO SHOP

CALLED TO ORDER:

BY: JOE MERCIER

TIME: 7:07 P.M.

QUORUM PRESENT: **YES** JOE MERCIER, NICK SACKINGER, PAULA HENRIKSEN, BETH DEGRASSI & PAUL GREINER

MANAGEMENT COMPANY REPRESENTATIVE: HENDERSON PROPERTIES, JULIE SHADRICK

MINUTES OF PREVIOUS MEETING: APPROVED

COMMUNITY SAFETY BRIEFING: NONE

HOA MANAGEMENT FIRM REPORT:

Executed closing procedures for 2011: showing neg figure for website due to refund when domain changed

Neg bal for admin fees: no budget due to all inclusive contract

Received 23 violation calls in Jan mostly trash cans

Still waiting on rain sensors

Audit: approved for lowest bid by Ed Cooper and he will also due Tax returns for \$200

Asphalt: Next year. tentative schedule Sept 2013; getting bids

Reserve study: No

Renovations to pool House: Underway

Paula to contact Jessica to remove events

Stuff out of Hallway and into storage. See if landscaper can have straw.

Julie to send Jessica life guard info

One HOA member (homeowner) does Security and may bid on Security system for the pool.

NEW BUSINESS

1. Vandalism mitigation: Modifications to play area underway. Dan Poole Dan also to install self closure for Tennis Court Gate; should be done by end of March

2. Committee chairs updates:

Architectural Review: Mike Wisnewski/ Joe Mercier

Block Captains: Deb Peters --- Name changed to LIDS: Leacroft Information Distributors

CC&Rs: Vince Smith / Paul Griener --- no news

Common Areas: ? /Nick Sackinger --- Need Chair. Pool vacuum needs to be assessed and repaired.

Communications: Nick Thorley /Paula Henriksen --- Nick to get March Newsletter out.

Need someone to update website. Dave Milam to send log-in info to Paul and Paula

Community Watch: Judy Ferrara/ Nick Sackinger --- Name changed to Block Captains. Judy to communicate with Lorie O'Dell

Events: Jessica Moore/Paula Henriksen --- 2011 budget resolved. No money due Event Committee. Checkbook register is with accountant.

Landscaping: ?/Beth Degrassi --- Henderson to get estimate from Brad for pine bark mulch

Outreach: Gerri Gercak/Beth Degrassi

Swim Team: Kelly Waddell Schlitcher/Beth Degrassi --- ADA ramp not required

Old BUSINESS:

1. Establish/Affirm annual goals for 2012
 - a.) Fully staff all committees
 - b.) find new and additional ways to engage the community without impacting the budget:
 - Draft a statement clarifying the assessment process.
 - Communicate better with homeowners
 - Maybe a pot luck for volunteers in the community
 - c.) Pool Repairs: No Date yet.
 - d.) Pool House Repairs: Ongoing and need to get exterminator for ants.
 - Need to have vacuum assessed and repaired
2. 2012 assessment late fee waiver procedures: Will draft a letter clarifying the Assessment Process.
3. Board member orientations: Paula and Beth need to contact lawyers to schedule next orientation
4. Spring common area work date: March 17, 2012
5. Pool Access: No solution to date. Some ideas: Fobs, Stamps, Passes, sign in sheet with a Monitor, Key cards, Tags, (Beth gave Julie info Stamp system and gave her a stamp). We must have a hearing with the homeowner before we deny access to the pool.

NEXT MEETING:

Venue: Bass Pro Shops

Date: March 15, 2012

Time: 7:00 p.m.

MEETING ADJOURNED: 8:03 P.M.

MINUTES SUBMITTED BY: PAULA HENRIKSEN

SECRETARY: PAULA HENRIKSEN