

Villages of Leacroft HOA
BOD Monthly Meeting
February 17, 2011 at 7:00 p.m.

Bass Pro Shops, Concord Mills Mall, Concord, NC

7:00 p.m. Welcome, Call to Order

Attendees:

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

7:01 p.m. Confirmation of Quorum: Confirmed

7:02 p.m. Review and Approval of Last Meeting's Minutes: Approved

7:05 p.m. Update from Henderson Management (Julie Shadrick):

Financials: Julie reviewed current status.

Liens: There are 10

Action Items:

- 10313 Billingham repairs: Repairs were requested but may not be made pending foreclosure procedures and possible purchase of the property.
- Henderson is obtaining insurance quotes for the neighborhood.

7:15 p.m. Committee Updates:

Events Committee: Jessica Moore, Chair, not present; Tami Merry, Liaison

- A forecasted budget of \$3500 was submitted by the Events Committee
- A meeting will be arranged with Joe, Tami and Jessica to discuss disbursement of funds.

By-Laws/CCR Committee: Vince Smith, Chair, not present

- A legal retainer is required to examine changes to bylaws and CCR's to include the resolution requiring budget ratification by the neighborhood.
- Motion to retain for \$1000, the Karen Stein Law Firm to update bylaws and CCR's. Motion amended to include that a survey of the neighborhood be conducted to gather all topics of concern besides just that of the budget ratification.
- We will conduct a survey of the neighborhood to identify the various topics and the community views to help determine changes to the bylaws.
- Tabled motion to obtain legal retainer.

Communications Committee: Cheryl Jefferson, Chair; Tami Merry, Liaison

- Starting the 2nd week of March, changes to the website will allow all committees to post events on the calendar.

Outreach Committee: Gerri Gersak, Chair

- Gerri will be reaching out to Bridget Dearborn this month in response to her expressed interest in participating in this committee.
- Julie will email a monthly listing of new owners within the neighborhood.

Common Areas Committee: Frank Keenan, Chair; Nick Sackinger, Liaison

- Repairs to the tennis courts will be made in March.
- Motion, second and approved that the grounds crew will obtain three quotes for replacement of the playground by the next meeting.
- Motion, second and approved that Henderson will block off the damaged slide and paint the rusted step orange to alert users of the playground of the potential hazard of the equipment.

Architectural Review Committee: Mike Wisniewski, Chair, not present

- No report scheduled (newly formed).

Block Captain: Deb Peters, Chair

- No report.

Neighborhood Watch: TBD, Chair

- Committee not formed yet.

Swim Team: Ken Bury, Team Manager, not present

- No report.

Landscape: Beth DeGrassi, Chair

- Julie will obtain bids for landscape service.
- Beth suggested that we recruit other committees to assist with landscape issues to help reduce costs of the neighborhood thereby freeing more funds for other areas.
- Motion, second and approved to allow the landscape committee to cut back the dead plants along the neighborhood wall to see if they may come back.
- The Landscape Committee will determine which items they will tend to and those to be attended to by the landscape company as hired by the HOA.

7:45 p.m. Old Business:

- None.

New Business:

- Motion to rent a storage pod to hold pool equipment while pool house is repaired. Motion was voted down.
- Motion to pull the pool equipment out to the deck and cover with a tarp during the repairs. Seconded. Approved.
- Julie invited us to each become members of CAI at a cost of \$124 per member. We declined as long as someone at Henderson was a member, and Julie Shadrick is a member of CAI. See CAIonline.org.
- It is the Board's responsibility to maintain the calendar.

7:55 p.m. Open Floor

<u>Action Items</u>	<u>Assigned to</u>
Investigate solutions to parking lot vandalism, e.g., lights, bushes, landscape design.	TBD
Discuss whether to permit advertisement to our website at a cost of \$50 per month or \$500 per year. Kim has rates for ads placed in our newsletter.	TBD
Henderson will obtain quotes for new reserve study.	Julie

8:00 p.m. Date, Time and Location of Next Meeting:

Thursday March 17, 2011 at 7:00 p.m. at Bass Pro Shops, Concord Mills Mall, Concord, NC

8:05 p.m. Adjourned