

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
MARCH 15, 2012

VENUE: Bass Pro Shop
CALLED TO ORDER:

BY: Joe Mercier
TIME: 7:00 p.m.

QUORUM: YES

JOE MERCIER, PAUL GREINER, PAULA HENRIKSEN, BETH DEGRASSI
Management Company: Henderson Properties
Representative: Julie Shadrick

Approval of previous minutes: YES

Management report:

Financials: 21 violations

Maintenance:

- 1) Rain Sensor: still waiting on Brad. Need 2-3 controllers
Motion for \$50 per controller-PASSED
- 2) Cedar Mulch: Brad Cooke still not provided cost on amt. Try Wallace farms.
- 3) Vacuum: to be addressed by pool co.
- 4) Pool repairs to be completed by the weekend before Memorial
- 5) Key Fob System: Have 2 bids waiting on a third.
Honor Guard: \$3137.76 includes 300 cards
Pool Professionals: \$5600 includes 300 cards
RFP: waiting on bid
Key tags: 2 per Property
Stamp for hands?

OLD BUSINESS: POOL

- 1) Monitoring: Attendance log, Pool passes
- 2) Beth to monitor pool in the beginning of summer
Until we have a solution for pool misuse
- 3) HOA to determine if homeowner will be issued passes
- 4) Implement training procedures with Pool co.
- 5) Advertise that we will be monitoring pool usage
- 6) Have rules and regulations clearing visible
- 7) Minors (12 and under) must be accompanied by an adult.
- 8) Ages 13-18 are allowed no more than 3 guests
- 9) Joe to meet with pool co. to train them on Leacroft pool access procedures
- 10) Unacceptable behavior consequences: Pool co. to notify Board of any
incident via report.
1'st offence- 2 day pool suspension
2'nd offence- 1 week pool suspension
3'rd offence- hearing with possible loss of pool privilege for rest of
season.

NEW BUSINESS:

Committee Chair updates:

Architectural Review: Mike Wisnewski/Paul Greiner

- 1) Paul to meet Mike to get files to work on digitizing the info.
- 2) Paul's wife will take chair

CC&Rs: Vince Smith/Paul Greiner

- 1) No resolution-sent to Carrenstein to work on

Common Areas: tbd/Joe Mercier

- 1) Pool house kitchen needs counter top.
- 2) Bathroom ongoing
- 3) Railing on porch ongoing
- 4) Pool work to commence March 19

Communications: tbd/Paula Henriksen

- 1) Need content coordinator for the website

Community Watch: Judy Ferrara/Joe Mercier

- 1) Meet with Block Captains quarterly
- 2) Meet with CMPD regularly
- 3) Have CMPD talk to kids about safety
- 4) Have Block Captains host block parties
- 5) Devise programs for kids
- 6) Needs a min of 79 home signatures to reactivate watch
- 7) Judy to give Deb Peters Flyers to inform homeowners of program and progress
- 8) Henderson to info Judy of new neighbors

Events Committee: Jessica Moore/Paula Henriksen

- 1) Paula to inform Jessica that flyers are inclusive in our management contract.

Landscaping: tbd/Beth Degrassi

- 1) Work with Julie on Mulch

Nominating: TBD as needed

Outreach: Gerri Cercak/Beth Degrassi

- 1) redoing gift bags

Swim Team: Kelly Waddell Schlitcher/Beth Degrassi

- 1) Per email the only help they need is the money
- 1) Make Kelly aware of the ADA compliance issue

Yard of the Month: Bob Matthews/

- 1) Notify board of choices to find out if they are current with dues. Ineligible if not current.

Time Meeting adjourned: 8:03 p.m.

Minutes submitted by:

Paula M. Henriksen

Secretary