

Villages of Leacroft  
BOD Monthly Meeting  
April 26, 2011  
6:30 p.m.

Bass Pro Shops  
Concord Mills Mall  
Concord, NC

7:05 p.m. Welcome, Call to Order

7:07 p.m.

Attendance: Joe Mercier, Nick Sackinger, Tami Merry, Jennifer DeMartino,  
William Blackburn. Henderson Management: Julie Shadrick.

Confirmation of quorum: confirmed

Review and Approval of Last Meeting's Minutes: Approved

7:10 p.m. Update from Henderson Management (Julie Shadrick):

Financials: Julie reviewed current status.

Liens: There are 9

Points reviewed:

- Landscaper: Hortiscapes has shown to be best priced contract.
- Julie presented the board with an insurance proposal from Philadelphia insurance, a carrier who can offer pooled rates that could save us premium. Our current policy doesn't renew until August, so there is time to consider this quote before a vote should be made.
- Pool repairs made. Skimmers replaced.

Motion to use the same pool pass procedures as last year for issuance of adult and child pool passes to each household. Motion was seconded and passed.

Audit: A formal audit will cost between \$2500 and \$3000. We will discuss whether to conduct an audit later in the year.

Note: It was advised that as a formality, our annual budget needs to include an annotation that states the annual report was prepared without audit.

7:20 p.m. Committee Updates:

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

- Easter Egg Hunt held April 16, 2011 was a big success
- Next events: Garage sale and pool opening (5/22/11)

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

- The community survey will be passed out by block captains, and will be available on the website, Facebook, the next meeting and at the pool opening event.
- Motion to distribute the survey was seconded and approved.

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

- Next meeting is 5/2/11
- Will generate revenue by revising advertising rates for the newsletter and by including ads on the website.

Outreach Committee: Gerri Gersak, Chair

- A new owner on Ingleton Court will be visited

Common Areas Committee: Chair - OPEN; Nick Sackinger, Liaison

- Frank Keenan stepped down from his position as chair. Position is now open.
- Nick is obtaining bids for painting the pool house.
- Discussion of the replacement of the toddler playground. Bear Playground Equipment has a compatible set for our new play equipment that will cost approximately \$16,000 to deliver and install.
- Movement to replace toddler equipment with Bear's toddler set. Seconded. Approved.

Architectural Review Committee: Mike Wisniewski, Chair, not present.

Block Captain: Deb Peters, Chair

- The Block Captain and Welcoming Committees are cooperating together to reach out to the community.

Neighborhood Watch: TBD, Chair

- Committee not formed yet.
- Julie Stuckey from CMPD will be present at our next meeting to discuss neighborhood watch

Swim Team:

- Wendy Faler has stepped up to chair the swim team with Kim Blackburn as assistant.
- Wendy and Kim are checking to see if it isn't too late to join a league.

Landscape: Elvira Chisholm, Chair

- Working on hedges and flowers by the pool.

7:55 p.m. Old Business:

- Security Patrol: Motion to terminate the services of Officer Jones. Seconded and approved.

- Security System: Look at 2012 budget for installation of a security system. Motion to get bids. Seconded and approved. Julie will obtain bids.

New Business:

- Work party for repairs to the pool house, clean up of wooded area in common grounds, and to remove the old toddler play equipment. Stan Peters will lead.

8:05 p.m. Open Floor

8:10 p.m. Date, Time and Location of Next Meeting:

Thursday May 19, 2011 at 6:30 p.m. at Bass Pro Shops Concord Mills Mall  
Concord, NC

8:15 p.m. Adjourned