

Villages of Leacroft Homeowners Association  
Board Meeting Minutes  
Date May 17, 2012

**Venue:** Bass Pro Shop

**Called to Order:** by Joe Mercier at 7:05pm

**Quorum:** Yes -- Joe Mercier, Bob Matthews, Paula Henriksen, Paul Greiner, Beth Degrassi

**Management Company:** Henderson Properties - Nancy Paige, Community Manager

**Approval of Previous Minutes:** Yes

**Management report:**

- 1) Financials: Find and explain differences in Assessment balances
- 2) Karrenstein to generate a report for Joe Mercier of chronic offenders Maintenance:

**Committee Chair updates:**

CC&Rs: TBD/Paul Greiner

- 1) HOA to read and advise Paul of any issues with the proposed Declaration of Covenants, Conditions & Restrictions for Villages of Leacroft

Common Areas: TBD/Joe Mercier

- 1) Joe and Beth to meet with SCMG on 5-18-12 to go over pool rules and regulations
- 2) The work Party on 4-21-12 saw a marked improvement by clearing out brush and clearing the canopy to a height of 6 feet.
- 3) Dan Poole did secure the bottom of the Tennis court fence
- 4) Nancy to give Beth a current list of those homeowners not eligible for pool access
- 5) Next year: clean, paint, and organize the pool house utility room
- 6) Have Dan repair gutter on pool house
- 7) The Pool is ready to open 5-19-12

Communications: TBD/Paula Henriksen:

- 1) Paula to go to Joe's house on 5-21-12 to learn how to publish the newsletter

Community Watch: Judy Ferrara/Joe Mercier:

- 1) We have an officially sanctioned by CMPD community Watch

Events Committee: Jessica Moore/Paula Henriksen:

- 1) Paula to ask Jessica Moore to remove event committee items from pool house hallway
- 2) Paula to talk to Jessica about budget. Need revised budget on or before 6-10-12, and explanation of budget (Example: line item agendas). If revised budget not received, then board will revise budget based on 2012 line item expenses pertaining to eliminated events.

Landscaping: TBD/Beth Degrassi

- 1) Need Hortiscapes to come out and trim shrubs
- 2) Brad notified that Beth and Bob want to be there when Hortiscapes is on Leacroft Property. Brad does not comply.
- 3) Rain Sensors installed
- 4) 21 sprinkler heads repaired. Confusion as to if they were repaired correctly (or at all).

Outreach: Bridgett Stoll/Beth Degrassi

- 1) Name change to Welcoming Committee

Swim Team: Kelly Waddell Schlitcher/Beth Degrassi:

- 1) Kelly will be at Pool on 5-20-12 to register Kids for the swim team. Beth to be there also to ensure that all the kids have pool passes.

Yard of the Month: TBD/Bob Matthews:

- 1) Still no sign. Bob to get one.
- 2) BOD not eligible for yard of the month

**Old Business:**

- 1) Tracking New Neighbors: Henderson to pull monthly report and sent to Welcoming committee

**New Business:**

- 1) Self-closing mechanism for tennis court gate is delayed. Dan Poole has to get a sleeve made
- 2) Henderson to send Villages of Leacroft covenants to all new homeowners
- 3) Henderson to invite Brad Cooke to Executive Board meeting in June

Time Meeting adjourned: 7:55pm

Minutes submitted by: Paula M. Henriksen, Secretary