

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
Date 6-21-12

VENUE: Bass Pro Shop
CALLED TO ORDER:

BY: Joe Mercier
TIME: 6:50pm

QUORUM: YES/NO

JOE MERCIER, PAULA HENRIKSEN, PAUL GREINER

Management Company: Henderson Properties

Representative: Nancy Paige

Approval of previous minutes: YES

Management report:

Financials:

Reported and reviewed.

Pool repair bills received and paid in full. Payment not showing on the Financial report. We are over budget on the Pool contract. Nancy to check And get back to Paul. It may be a coding error.

Landscape financials do not add up. Nancy to check and get back to Paul Check in June to see if it balances itself out(2 months billing?) It may be Coded wrong. Make sure irrigation is billed to Landscape and not Pool.

Fees/Fines/Legal:

10226 Stoneykirk - grass too tall. Call Char-Meck

10209 Stoneykirk - eviction in process (July 1 2012)

Homeowner defaults on payment plans: Send them to our attorney.

Maintenance:

Pool pumps are in good shape. Other than repairing the parking lot and security measures, no significant expenditures are needed for the next 3-5 yrs.

OLD BUSINESS:

Need bids for pest control contract. (Ants mostly) Terminex, Procon, Crown Or Peeler for a total of 3 bids.

Security system: pending for next year.

NEW BUSINESS:

Committee Chair updates:

Architectural Review: tbd/Paul Greiner

Getting a few requests.

CC&Rs: tbd/Paul Greiner

We have the proposed and revised changes in hand. Carrenstein made Changes beyond what was requested. They were supposed to keep the same Structure but totally revised the document.

Common Areas: tbd/Joe Mercier

Landscape work date: June 23, 2012

New straps for pool chairs are not in as of yet.

2 table tops missing

Floats were received

Tennis locking Mechanism not installed. Waiting on Dan

Communications: tbd/Paula Henriksen

Paula to comprise letter for the community to solicit help with the newsletter and the website.

Events: Jessica Moore/Paula Henriksen

To research and purchase with the boards approval: speakers, mic, screen, projector and 2 tents with tie downs over a multi year time period. The budget for this year's purchases is \$1475.00

Dave Milam may be able to do the Aug Pool Party.

Dave Moore attended representing the Events Committee.

Do we need to get a movie license?

Landscaping: tbd/Beth Degrassi

Rain sensors installed

Trimmed all the shrubs

Installed all sprinklers heads that were needed

Changed panel (?) that needed to be changed

Swim Team: Kelly Waddell Schlitcher/Beth Degrassi

Going well

Time Meeting adjourned: 7:45pm

Minutes submitted by: Paula M. Henriksen, Secretary

THE VILLAGES OF LEACROFT

ARE CURRENTLY LOOKING FOR HOMEOWNERS WHO WOULD LIKE TO PUBLISH THE NEWLETTER AND/OR THE WEBSITE. IT TAKES JUST A FEW HOURS A MONTH AND SOMEONE WOULD GUIDE YOU THROUGH THE PROCESS. YOU JUST SEND IT TO THE REALTY TEAM THAT PRINTS IT AND WE HAVE A TEAM THAT WILL DELIVER IT.

WE ARE ALSO LOOKING FOR SOME ONE TO LEAD OUR LIDS. THE LIDS ARE THE LEACROFT INFO DELIVERY SYSTEM MADE UP OF HOMEOWNERS. WHEN YOU RECEIVE THE NEWSLETTERS FROM THE REALTY TEAM THAT PRINTS THEM YOU DROP THEM OFF AT DESIGNATED HOMEOWNERS AND THEY DELIVER THEM TO ALL LEACROFT RESIDENTS.

IF YOU ARE INTERESTED PLEASE CONTACT

PAULA HENRIKSEN @ 704-595-9288

GUYS PLEASE LOOK OVER THE LETTER BEFORE I SEND IT TO NANCY. I AM OPEN TO ANY SUGGESTIONS