

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
Date 7-19-12

VENUE: Bass Pro Shop  
CALLED TO ORDER:

BY: Joe Mercier  
TIME: 6:47

QUORUM: YES

JOE MERCIER, BOB MATTHEWS, PAULA HENRIKSEN  
PAUL GREINER, BETH DEGRASSI

Management Company: Henderson Properties  
Representative: Nancy Paige

Approval of previous minutes: YES

Management report:

Kevin Caruso is Nancy's new boss: Kevin was invited to Aug meeting.

**Financials:**

Financials reported.

Check if we can go to a non-cash (accrual) basis accounting system in 2013

Nancy contacted swim team needing May and June bank statements and checkbook register. She got no reply. Beth Degrassi to handle.

\$3000.00 listed under pool repairs and there should have been none done.

Nancy to check on it and get a breakdown.

Swim team account: a reversal of \$6997.00 in their account. Nancy to check on it. If changes need to be made then put it on July's report and explain the differences.

Flowers: spent \$2900.00 budgeted \$1495.00. Nancy to check on overage.

Fees/Fines/Legal:

Maintenance:

Nancy is waiting on 2 bids and received one from Gateway Fencing for \$666.00 for the tennis court self-closing mechanism. Nancy to check on the make and model of the self-closing mechanism.

NEW BUSINESS:

Committee Chair updates:

Architectural Review: Paul Greiner

Paul's neighbor was sent letter informing him he had 15 days to complete his shed (needs shingles). He has not complied. Second letter to be sent stating that if he fails to comply then a fine will be implemented. The second notice shall state that the color of his shed needs to be changed to match his house. On a side note, he may have turned his garage into livable space.

LIDS: TBD/Bob Matthews

CC&Rs: TBD/Paul Greiner

Sent back to Karrenstein to revise again. Not back yet. When we get them back go over them and if they are ok get them out to the Homeowners to

approve at the annual meeting. We need to come up with a plan to get the homeowners to sign. Try to get signatures before the annual meeting.

Common Areas: TBD/Joe Mercier

Key Fobs: revisit in Aug 2012 for possible use in 2013. Pool passes have been issued.

Tennis court self-closure mechanism: Waiting on 2 more bids. Gateway Fencing bid \$666.00 installed.

Pool basketball: waiting Benjy to get & install 2 posts.

2013 budget: 3 new umbrellas and some alternatives to the basketball goal.

Communications: tbd/Paula Henriksen

The BOD sent out a request via Henderson Properties for homeowners willing to chair or help out with the existing Leacroft committees. No response so far.

Community Watch: Judy Ferrara / Bob Matthews

Events Committee: Jessica Moore / Paula Henriksen

Movie 7-20-12

Landscaping: TBD / Beth Degrassi

Board voted to have Hortiscapes @ \$65.00 monthly to maintain area behind pool that was recently cleared. Also, the board voted to have Hortiscapes to remove the brush piles as needed this year.

Hortiscapes to spray for weeds in forested area.

Put in new landscape contract 2 weed whacks yearly.

Yard of the Month: Bob Matthews

No yard of the month.

Swim Team: Kelly Waddell Schlitcher/Beth Degrassi

Bob Matthews to oversee LIDS and Community Watch

#### OLD BUSINESS:

Joe has not heard from Karrenstein on any of the remaining delinquencies.

Has she set up any meetings to resolve any issues before we foreclose.

Monistaire has agreed to pay \$4000.00. Payable in 4 installments. First payment due at the signing of the agreement.

Time Meeting adjourned: 7:55

Minutes submitted by:

Paula M. Henriksen

Secretary