

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
Date 8-16-12

VENUE: Bass Pro Shop

CALLED TO ORDER:

BY: Joe Mercier

TIME: 6:41

QUORUM: YES

Joe Mercier, Bob Matthews, Paula Henriksen, Paul Greiner

Management Company: Henderson Properties

Representative: Nancy Paige and Kevin Caruso

Approval of previous minutes: YES

Management report:

Financials:

Reserve CD numbers not matching up due to 2 CD's being cashed in and not removed from the reserve list and reclassified.

Swim team did give to Nancy the receipts and bank statements requested. The \$ 6997.00 reversal in the swim team account was due to a pool invoice being coded incorrectly to the swim team.

Karenstein to begin foreclosure proceedings on outstanding delinquent accounts. Karenstein may know of someone who would be interested in picking up any foreclosed upon properties as the board would not want to carry any of them on our books.

Admin fees: Kevin to check on our contract and find out what is and is not to be reimbursed to the HOA due to a \$1700.00 fee charged to us in June that we feel to be in question. Kevin to do an analysis and to have it cleared up by end of next week and to notify Paul. The refund needs to be posted to the August 2012 financials.

Pool contract: Nancy to go back and to check coding on some items to recode items etc... PH Pool contract needs to be recoded to repairs. The \$6997.00 from the swim team was correctly coded to the pool putting the Pool over budget \$5000.00

Fees/Fines/Legal:

10326 Worsley has not been making the payments they agreed to. Nancy to check to see if Karenstein has received it. Paul stated that at the signing of the agreement that the first payment was to be made.

Maintenance:

Self-closure for tennis court gate: Allison fencing to present bid 8-17-12.

Hartsell not responding to bid request so Nancy to solicit another.

Parking lot resurfacing: RAMM Paving's bid \$14000.00 to repair and reseal. Approximately \$33000.00 to completely redo. Paul to forward info to board.

COMMITTEE CHAIR UPDATES:

CC&R's: TBD / Paul Greiner

Paul has revised CC&R's. He will get them to the board to review. Paul to Email Diane to see if she has/is cleaning up the by-laws.

Remove the wording- disposition of the animal- from the document

Common Areas: TBD / Joe Mercier

The clearing up of the underbrush in the wooded area is complete.

The pool needs all the caulked or grouted joints to be checked and cleaned up and fixed at the end of the season

Loose (spongy) pool step not an issue at the moment. Seems to have tightened up.

Tennis court lights and pool outlets need to be repaired. Henderson to handle.

Still need self-closure on tennis court gate.

One of the benches needs a board replaced. Henderson to handle. We have a board in the utility shed to replace the damaged board on the bench.

Hortiscapes needs to haul off last pile of debris.

Events Committee: Jessica Moore / Paula Henriksen

Movie night on Aug 24'th

Swim Team: Kelly Waddell Schlitcher / Beth Degrassi

Done for the season

OLD BUSINESS:

We still need to staff committee members

We need regular updates from Karenstein on the status of delinquencies. We need a complete list of all delinquencies by October at the latest. The updates need to state exactly what is happening and by who.

NEW BUSINESS:

Paul to have a rough draft of the 2013 budget at Sept. meeting and he would like to have the P & L and Excel spreadsheets for the budget that Henderson has. Nancy to get them to Paul. Paul has informed her that he will work on budget and for Nancy not to worry about it. Nancy to send info 8-17-12

Henderson and Hortiscapes contracts are up for renewal this fall (2012).

In October get new budget out to HOA.

Accounting: Paul would like a modified accrual on the revenue side accounting system. Kevin to look into it.

Time Meeting adjourned: 7:37

Minutes submitted by: Paula M. Henriksen. Secretary