

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION  
ANNUAL BOARD MEETING MINUTES  
Date Nov. 15, 2012

VENUE: Bass Pro Shop  
CALLED TO ORDER:

BY: Joe Mercier  
TIME: 7:15

QUORUM: YES

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

Management Company: Henderson Properties

Representative: Nancy Paige and Kevin Caruso

Henderson Management Properties was hired to:

- 1.) Help the board to carry out their duties, make good policy decisions, and to help manage HOA funds.
- 2.) Manage business administration, to keep records, collect dues, handle HOA legal issues in conjunction with the Leacroft HOA Board of

Directors.

Approval of previous minutes: Did not vote on approval

Management report:

Financials: Paul Greiner reported on the financials. We were \$6000.00 over Budget for 2012 (Most of that was spent on the Pool.)

Reserves at end of 2012 are estimated at \$61,689.

Reserves at end of 2013 after all expenditures is estimated at Just over \$50,000.00.

At the end of 2013 all major expenditures will be completed and It will be a number of years before any should be needed. Therefore will be adding to our reserves without any major withdrawals.

2103 HOA dues will remain at \$480.00 due and payable on 1-1-13

Approximately \$1100.00 monthly will be added to the Reserve Accounts during 2013.

Maintenance: All Capitol repair work completed with the exception of the Parking Lot resurfacing.  
We discussed implementing a key fob system for Pool Access.  
The swim team purchased new blocks for \$100.00

Community Safety briefing: Officer Laurie O'Dell reported that in our area crimes are Down.

Leacroft 2012 crimes:

- 1.) 2 burglaries with no arrests made.
- 2.) 2 aggravated assaults both domestic and arrests  
Were made in both cases.
- 3.) No car break-ins.
- 4.) She advised us to keep all garage doors closed.
- 5.) She advised us to call 911 for any suspicious  
Activity.

NEW BUSINESS:

- 1.) The HOA in attendance voted to approve the 2013 budget.
- 2.) The HOA in attendance voted Bob Matthews in as a new  
Board member.
- 3.) Joe Mercier and Bob Matthews fulfilled their term of office on the  
Leacroft HOA Board of Directors.  
(Bob Matthews was appointed and fulfilled the  
Remaining term of Nick Sackinger when he resigned as Vice-  
President of the Leacroft Board of Directors)
- 4.) we have a remaining vacancy to fill.

Time Meeting adjourned: 8:15pm

Minutes submitted by:

Paula M. Henriksen

Secretary