

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
Date 6/18/2015

VENUE: Cedar Management – 9500 Statesville Road, Charlotte NC 28269
CALLED TO ORDER:

BY: Paul Greiner

TIME: 6:12pm

QUORUM: YES

PAUL GREINER, BOB MATTHEWS,
BETH DEGRASSI,

Management Company: Henderson Properties
Representative: None

Approval of previous minutes: Yes

Management report:

Financials: a motion by Paul to approve May financial reports, 2nd by Beth,
motion carried

NEW BUSINESS:

ARC Guideline Update

The ARC Chair submitted proposed changes to current ARC Guide. Those changes in
summary are;

Fences: No white vinyl fencing shall be allowed as this material is inconsistent
with the aesthetics of the community.

Shadow box fences are specifically prohibited as they violate the intent of
section 7.07 of the CCR's which prohibits privacy fencing.

Outbuildings: Max sidewall height shall be 7 feet = was 6 feet.

Roof materials; Existing section to be deleted and replaced with, "All
outbuilding roofs must constructed with an appropriate roofing material to
match in color and style as to the main residence. Although the same
shingles are preferred, the ARC may approve alternatives that match at
least the color of the main residence roof. No Metal roofing will be
allowed."

Exterior Finish; Existing section to be deleted and replaced with, "All
outbuildings must be trimmed and painted in their entirety, to match to
color scheme of the main residence." Although exactly the same materials

are preferred they are not specifically required. No metal siding will be allowed.

Motion by Bob M. to approve the above changes and ask that the ARC chair make changes to the guidelines document and disseminate appropriately. 2nd by Beth, motion carried.

There being no further business in front of the Board, Paul made a motion to adjourn. There being no objections, the meeting was adjourned.

Time Meeting adjourned: 6:45PM

Minutes submitted by:
Paul A. Greiner, PCAM
President