

VILLAGES OF LEACROFT HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
Date 3-15-18

VENUE: Cedar Management

CALLED TO ORDER:

BY: Doug Lape

TIME: 5:30pm

QUORUIM: YES

PAUL GREINER (PG), DOUG LAPE (DL), JOE MERCIER (JM),  
DENNIS MORNING (DM) (Not Present: Paula Henriksen)

Management Company: Henderson Properties

Representative: Matt Pryor (MP)

Approval of previous minutes: YES (January Minutes. No meeting in February)

MANAGEMENT REPORT:

- Financials:
  - (MP) stated Operating: \$116,590. Total Cash: \$202,689. Net Income/(Loss): \$76,636
- Collection Action:
  - (MP) recommended the issuance of two property foreclosures due to delinquency. Board agreed to proceed.
  - (DL) asked (MP) to provide a report at next meeting of those properties on payment plans for 2018.
- Property Management:
  - (MP) stated storm drain grate for parking lot catch basin has been repaired. Belief that the grate was purposefully removed and thrown in to catch basin. Additional steps will be taken to better secure grate.
- Violations Report:
  - (MP) Letter was sent to one property regarding proper pet waste removal
  - (MP) Two additional resident complaints have been investigated during period.
  - (MP) Brought up three additional properties that will need to be addressed during his community walk-through.
- Unfinished Business:
  - (MP) provided board with three quotes from landscaper to 1) add rose bushes at entrance island, 2) install new photocell to control entrance marquee lighting, 3) clean out wooded area behind tennis courts. Board needed more information/updated quotes on all three.
- Contract Renewals:
  - (MP) provided board with 2018 landscaping contract showing a 9% increase from previous year. Contractor states large increase in labor costs require them to increase contract. Board approved. Will look at whether it will be time to release RFP in Fall for 2019 landscaping.

#### COMMITTEE UPDATES:

- Architectural Review Committee:
  - No Report
- Common Area Committee:
  - (JM) Request to add more mulch in playground. Board approved.
  - (JM) Requested pool contractor look at area on pool deck that may need to be addressed before the season.
- Communications Committee:
  - No Report
- Events Committee:
  - (DL) Stated communication with Events Committee revealed their 2018 event schedule has been finalized. Info to come via email, web & social media.
- Landscaping Committee:
  - No Report
- Welcoming Committee:
  - (MP) provide list of new residents for period. Committee to work on creating a welcome letter.
- Yard-of-the-Month:
  - No Report

#### OLD BUSINESS:

- (MP) stated AT&T tested router issue at pool was tested and confirmed working. A third-party will be called-in to look at keyfob system to figure out why remote access cannot be used.

#### NEW BUSINESS:

- Owner/Members Present @ Meeting: None
- Community Text Alerts: Currently only being used for updating those who opt-in on community events.
- Wellington Stingrays request for pool use (6) days in 2018. Board approved.
- AT&T Fiber requested info on how they can sponsor community events. (DL) will create a policy and connect them with the Events Committee.
- Bank account access issues for Events Committee: Board reviewed. (DL) will provide an option to Events Committee Chair.
- Late Payment Letters to Those on Payment Plans: (DL) asked (MP) why certain residents who entered in to a payment plan received past-due notices. (MP) explained that it was a case of timing, with those past-due notices not being properly pulled from the stack before mailing. (MP) stated Henderson would attempt to streamline.
- Additional New Business: None

NEXT MEETING: Thursday, April 19, 2018 @ 5:00pm, Cedar Management

ADJOURN:

- (DL) Motioned to Adjourn. (DM) Second. Motion carried.

Time Meeting adjourned: 6:05pm

Minutes submitted by:

Doug Lape

President