

THE VILLAGES OF LEACROFT **HOMEOWNERS ASSOCIATION**

Board of Directors Meeting

**4646 Highcroft Lane
Charlotte NC 28269**

Aug 2, 2009

7:00 Call to Order, Attendance

Attendees: Frank, Vince, Pam, Barbara, Monte

7:10 ARC Committee Update
Roof replacement update

- There have been 53 ARC forms for roof replacements. 49 have been approved and 4 have been denied.
- Roof M All came and did a presentation for their bid on replacing the pool house roof.
- A neighbor came over to make a request to be able to replace her light gray roof with a similar light gray shingle. The board suggested she first submit an ARC form.

Basketball goal guidelines

"Material: Professional metal pole with fiberglass or plexiglass backboard

Quantity: No more than one permitted per lot

Location: Must be located at least 15' from the road. Backboard may not be attached to the house. The goal must be oriented so that play occurs on your own private property."

7:20 Yard of the Month – Bob Mathews

Bob was not in attendance

7:25 Review Minutes of last meeting

Meeting minutes from June were approved via email and posted on the website.

7:40 Update on action items from last meeting

Holloway Management

- Send a copy of the ARC form with first violation letter. Also mention where the form can be found online. - COMPLETE
- Get estimates for tennis court maintenance/repair – 2 ESTIMATES RECEIVED. NEED TO DECIDE IF WE NEED TO REPAIR THE CRACK OR REPLACE THE ENTIRE SURFACE. IF WE ARE MOVING FORWARD WITH A CLUBHOUSE, WE MAY NEED TO POSTPONE TENNIS COURT REPAIRS.
- Dawn to send HOA board copies of violation form letters. - DONE
- Send updated A/R spreadsheet to Board – PAM TO FOLLOW UP
- Confirm that we received all the pool furniture that was ordered. – FRANK TO FOLLOW UP
- Dawn to copy Barbara on welcome letters – BARBARA TO FOLLOW UP
- Update Spring violation/inspection letters for unresolved issues. – HOLLOWAY TO FOLLOW UP

- Make sure pool management company knows about banning policy – HOLLOWAY TO FOLLOW UP
From Last Month:

- Get back to Frank with Peachtree sign for solicitations

Frank

- Confirm no pool leak, get water tested – FRANK TO FOLLOW UP
- Get initial club house drafts – EMAILED AND WILL FOLLOW UP

Barbara

From last month:

- Follow up with Anne about welcoming committee - EMAILED WITH NO REPLY

Vince

- Create timeline for revising the HOA Covenants – IN PROGRESS

From last month:

- Get clarification on rental quotas for CCRs - DONE
- Invite Diana to board meeting – MOVED TO SEPTEMBER MEETING

Pam

- Email Holloway sign receipts – DONE, CHECK WAS REJECTED BY ATM
- Pam contact Tom to maintain Canterbrook foreclosure if the bank has not assigned a lawn maintenance contractor – BANK IS MAINTAINING PROPERTY
- Send Thank you to Fred for pool work – PAM WILL FOLLOW UP
- Have Sherrie add new pool policy to the newsletter – PAM WILL FOLLOW UP

From last month:

- Follow up with Monte regarding neighborhood watch (In-Progress)
- Contact Dave about website (classified listings, etc.) and block captains (In-Progress)

Monte

From last month:

- Follow up with Pam about neighborhood watch

Mike

From last month:

- Follow up with Frank for basketball hoop guidelines - DONE
- Mount locking mailbox in common area – MIKE WILL FOLLOW UP
- Update ARC form (Add signature line, date received, etc.) – MIKE WILL FOLLOW UP
- Get quote for rubber mulch – MIKE WILL FOLLOW UP

8:00 Review Financial report

Too early in the month for financial update

8:10 Review status of Covenants Update, CCR Committee

CCR updates were emailed to Vince. CCR committee will review via email

8:15 Ongoing / Unfinished Business
 Spring inspection status and follow up

 Status of pool furniture repairs and purchases

All the chairs have been received, but some of the chairs were restrung incorrectly. They will be corrected after the pool closes for the season.

 No Solicitation sign for entrance and enforcement

We would like to have a sign that communicates "Covenant Enforced." Frank to follow up.

Landscape maintenance on foreclosed properties.

Canterbrook property is being maintained by bank. Not sure if there are any other foreclosure issues.

Assess success of 'adult night' at the pool.

Low attendance for adult swim night. However, this may be due to inclement weather and lack of advertising. Pam will follow up with adult events committee to see if they would like to promote adult swim nights.

8:30 New Business

Consider new information sign at entrance.

Consider additional signage at the pool. (see handmade signs in place)

Frank will propose some permanent signage based on the lifeguards' written signs. Examples include, "No glass beyond this point," and "Parents must accompany children to the bathroom."

Report on the proposed new building.

Should the basketball goal guidelines be published in the newsletter?

Future of newsletter (hardcopy and online)

The board would like to keep a printable version of the monthly Leacroft Villager downloadable from the website. The board would also like to provide hard copies at the pool for those who do not have Internet access.

Review proposed contact for Superior Management.

Other discussion items:

- Barking dogs: Barking dogs should be reported to 311. However, if the HOA receives 3 or more complaints from neighbors, home owners are subject to a fine based on public nuisance.

8:45 Set meeting dates for rest of the year.

August 19th @ 7 PM – Hearings at the pool

September 16th @ 7 PM (Dinner meeting)

October 13th @ 7 PM

November – John to reserve location

December 10th @ 7 PM

Locations TBD. Dates and times subject to change.

8:50 Assign action items generated at this meeting.

Holloway

- Moving forward, please save a copy for the board for every violation letter sent
- Reserve meeting location for November meeting. Please try to do this early.

From last month:

- Update Spring violation/inspection letters for unresolved issues
- Make sure pool management company knows about banning policy

Frank

- Confirm that we received all the pool furniture that was ordered
- Manage RFP process for club house
- Suggest wording for entrance signage
- Pool inventory summary
- Propose some permanent signage based on the lifeguards' written signs. Check ladies' room stall door to verify it is broken
- Add discussion about contract renewal to September agenda

- Confirm with John about hearings

From last month:

- Confirm no pool leak, get water tested
- Get initial club house drafts

Vince

From last month:

- Create timeline for revising the HOA Covenants
- Invite Diana to board meeting in September
- Follow up about barking dog violations

Barbara

- Follow up with Dawn about welcome letters
- Check that we have leases for new renters

Pam

- Request latest A/R spreadsheet from HOA mgmt
- Follow up with adult events committee to see if they would like to promote adult swim nights
- Follow up with suggestions for dinner meeting

From last month:

- Send Thank you to Fred for pool work
- Have Sherrie add new pool policy to the newsletter
- Follow up with Monte regarding neighborhood watch
- Contact Dave about website (classified listings, etc.) and block captains

Monte

From last month:

- Follow up with Pam about neighborhood watch

Mike

- Research consumer reports about possible problems with rubber mulch
- Suggest ARC split neighborhood into thirds and have monthly ride through neighborhood
- Move forward with ARC violation letters for non-conforming mailboxes

From last month:

- Mount locking mailbox in common area
- Update ARC form (Add signature line, date received, etc.)
- Get quote for rubber mulch (have vendors measure playground)

9:00

Adjournment