

Leigh's Cove Condominium  
Annual Homeowners Meeting  
Tuesday, December 3, 2013

The Leigh's Cove Condominium annual homeowners' meeting was held Tuesday, December 3, 2013 at the EBR Bluebonnet Library, in Baton Rouge, LA.

The meeting was called to order at 6:07 PM. A quorum of eligible voters was present by proxy or in attendance. See attached for attendance. The Board members present were introduced, Matt Allen and Randy Mehlon.

Proof of notice of meeting was provided as well as a copy of the previous years meeting minutes. Motion made by K. Gleason to accept minutes as written, 2<sup>nd</sup> by T. Viso, all in favor.

Lewis Companies discussed the financials for the calendar year 2013, and noted the Association had \$177,905 in total assets, of which (\$26,530) in operating account, \$89,282 in reserve, \$62,091 in a CD) currently on hand. It was mentioned that the reports are available to any owner at any time, just call Lewis Companies for a copy of the financials reports. An independent CPA reviews the association books every year and prepares the tax return. M. Allen discussed the 2014 budget with no increase in dues with members and the need to keep sufficient reserves on hand to fund expected projects and general maintenance obligations. He noted that the association was setting aside \$17,000 a year for reserves. A motion was made by K. Gleason to accept budget, 2<sup>nd</sup> by T. Viso, all in favor.

M. Allen discussed the long term planning for Leigh's Cove and provided a handout for members in attendance of an 18 year plan on replacement cost for general maintenance on roofs, siding, fences, swimming pool, painting buildings and parking lot concrete. He noted the importance of keeping the maintenance up on the building in order to keep cost down and help with resale values. Matt mentioned the Board continues to evaluate ways to improve the complex and complete projects at the best price.

Discussion followed on future projects the members would like to see. Several owners asked about the water shutoff valves and could something be done to find shutoff for each building. They noted the difficulty in doing plumbing work inside Leigh's Cove without turning water off to the entire complex. The Board will be working with a plumber to locate the individual meters for each building. Other projects discussed were refinishing pool, trimming of trees around the complex and repairing concrete around the complex.

Matt Allen discussed on going issues with owners not picking up after their animal and some owners not having their animal on a leash. All owners were reminded that dogs must be on a leash at all times and dog waste must be removed. PLEASE notify Lewis Companies of any dog that is not on a leash and owners who do not remove pet waste. A \$100.00 fine will be issued to the owner. Also, as a reminder, East Baton Rouge Parish has a mandatory leash law. Matt also discussed regular rules and regulations around the complex

Members were reminded of the association's website ([www.leighscove.com](http://www.leighscove.com)). If anyone, has a vendor they had a positive experience with and would like to add them to the website please let Lewis Companies know.

M. Allen noted all present Board members agreed to remain on Board if re-elected and asked if anyone was interested in joining the current Board. Two members from the floor were nominated, Ms. Kathy Gleason and Diane Taylor, A motion was made by J. Fontenot to accept all for the Board, 2<sup>nd</sup> M. Green, all in favor.

With no further business, a motion was made by T. Viso to adjourn the meeting, 2<sup>nd</sup> Jerry Fontenot, all in favor. The meeting was adjourned at 7:40 PM.