

Leigh's Cove Condominiums

Annual Members Meeting

Thursday, October 15, 2020

The annual members meeting of Leigh's Cove Condominiums homeowners was held Thursday, October 15, 2020 via virtual Zoom conference call.

The meeting was called to order at 6:01 PM. A quorum not established with 37 people either via Zoom call or by proxy.

Meeting began with the introduction of the current board members and a few of the new owners in the complex.

Management presented Proof of Notice of Meeting. Since the meeting was virtual, all papers were mailed and emailed to homeowners.

Heather Chauvin, with Lewis Companies presented the financials. It was noted that they are available to any owner at any time by request. The full financial package is sent to the board members monthly with copies of expenses and is reconciled with the bank. At year end an independent CPA prepares the State and Federal taxes for the association.

The Balance Sheets showing \$148,237.39 for year ending 2019 and month end September 2020, \$150,305.74 were compared and discussed along with the cash flow for 2020.

A budget discussion followed. The budget was approved after a discussion of expenses. Tommy Chauvin explained to homeowners that we are trying to make sure we keep from having to raise the monthly HOA dues.

An open discussion took place on several item concerns for the complex. Several homeowners would like to see a keypad added to the pedestrian gate. Currently keys are being used and when people move the key can go with the old owners and causes concerns. Heather Chauvin will contact Electric Gates to get a bid for adding a keypad. Several buildings are without water spigots outside the units. Heather Chauvin will get an estimate from a plumber to install spigots on buildings that need them. Window replacement was mentioned again this year. Heather Chauvin will get with the window companies to see if they can offer a discounted rate if we get an interest in several homeowners. Parking issues were mentioned. Several homeowners would like to have assigned parking to each unit and visitor parking to be along the gates. Some issues with assigned parking were brought up and they were not all units have parking spots right in front of the front door. One homeowner has counted the parking spots and will send to Heather Chauvin to see if this possible. A suggestion to add a dog park area was highly favored by all. There is currently a spot of grass on the inside of the fence that could be used for this. This may also help with picking up after pets. A suggestion of Flock camera system was made. Heather Chauvin will contact the sales representative with Flock and get the pricing and details of the system.

With no further business, the meeting was adjourned at 7:05 P.M.

