



Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

Board of Directors

Dan Barnes
President

Laura Keller
Vice President

Andrea Faris
Treasurer

Michele Jasinski
Secretary

Holly Hurd

Nadine Merriman

Mary Salmon

Upcoming Events

- **Board Meeting**
January 24th @ 4:00 pm
Clubhouse - contact
Herriman to be placed on
the agenda
- **Annual Meeting**
March 27nd @ 7:00 pm
Clubhouse
All co-owners welcome!

FROM THE DESK OF THE PRESIDENT

By Dan Barnes

As we end the holiday season, we look forward to the continued positive trajectory that our board has established this past year. Now, if we could only put this frigid weather behind us. Where is the global warming when we need it?

Resumes are now being accepted for all board positions. The entire board's terms are now expiring. Interested resident resumes need to be submitted by February 15. Now is the chance to have your voice heard by participating on the board of directors.

If you choose not to run, we still need your vote or proxy at the general membership meeting on March 27. A minimum of 35 votes are needed for a quorum to make the election official.

Let's give our snow removal service a 24-hour time frame, which is stated in our contract. We are not the only development that they maintain.

Stay warm,

Dan Barnes



- **All Christmas lights and decorations must be removed no later than January 31.**
- **Removing snow from VISITOR parking is hampered by cars parked in those areas. Please park your vehicles in your garage and/or driveway; the parking areas throughout the complex are reserved for VISITORS.**

Building & Grounds

By Laura Keller

With below freezing temperatures and snow on the ground it is a relatively quiet time for the B&G committee. So far this season there have been no ice storms or ice dams to wreak havoc on the community, let's hope it stays that way! But before long new projects will be under way, here is some of what is planned for 2024:

Staining balconies: units with balconies will have damaged boards replaced and the deck stained. Some have been addressed in the past few years but many others need work. There are 49 units with balconies/walk-out basements.

Gutters: Several units have gutters that hinder good water flow/drainage and will need to be redone.

Asphalt repair: the roads were inspected last fall and 3 areas were identified that need work; an area on Revere Ct will be repaired this year. The rep from Nagle Paving said the roads are in OK shape for their age and should hold up for about 5 years.

Final phase of painting: the last 5 buildings will be painted this year - buildings C, D, L, M & N. Damaged T1-11 and trim will be replaced - we are using a composite board, Miratec, instead of wood for the trim which is resistant to rot and water damage. Garage concrete block on these buildings will be repaired as needed. The clubhouse will be addressed in 2025.

Money Matters

By Andrea Farris



Money Matters in January begins with news about the painter's December 2023 invoice requiring additional funds to cover for full payment. The solution to our financial challenge was to utilize one (CD) rung of our CD ladder which matured on January 11, 2024. \$58,632.92 was wired to our account at CFCU.

The initial CD investment for that rung was \$57,000, interest earned was \$1,862.00. The other CD's remain untouched.

With the forthcoming assessment, 2024 will put us in better shape. Unfortunately, due to the failure of the bylaws passing, the association has many maintenance responsibilities which negatively affect our finances.

Clubhouse News

Jane Hicks is the newly appointed Clubhouse Chair. Jane lives on Revere and did an excellent job serving 4 years the Chair of the ad hoc Pond Committee. She was instrumental in getting the pond shaped up when the City and County were dragging their feet. We know she will be just as diligent overseeing the clubhouse! Here are a few words from Jane:

The Lexington clubhouse had a busy month in December. It was decorated both inside and outside to commemorate the celebration of the Christmas holidays. It looked quite festive. The clubhouse had 3 rentals unfortunately, one renter was unable to use the clubhouse due to circumstances. Those who did use it hopefully you enjoyed it.

Jane Hicks



**The 2024 Annual Meeting
Wednesday, March 27, 2023 at 7:00 pm at the Clubhouse
All Co-owners are urged to attend**

One of the purposes of the Annual Meeting is to elect directors to the Association Board of Directors. In order to conduct the meeting, we must have at least 35% of eligible co-owners present in person or by proxy.

All 7 positions on the Board of Directors are up for election. We did not have a quorum at last year's meeting so an election of a new board was not possible. As a result, the 2023 board remained seated.

If you would like to nominate yourself as a candidate for the Board of Directors, please contact Darlyn Triplett at Herriman & Associates or download the Application for Election to the Board of Directors from the LCHA website (lexingtoncondohomes.org Documents/ARRs/ARR 1.8). Nominations as well as a biographical sketch must be submitted to Herriman & Associates no later than February 14, 2024. Please review ARR 1.8 regarding election procedures for more information.

Co-owners who are delinquent in Association dues or other assessments are not eligible for election to the Board or voting. You must have completed the Designated Voting Representative form and have it on file with Herriman & Associates. If you have not filled out the DVR please do so and return it to Herriman & Associates prior to the meeting or at the Annual Meeting. Without a DVR a ballot will not be issued and any proxy is null and void.

A proxy is included with this mailing. If you are unable to attend the meeting, please assign your proxy to a co-owner who will be attending to assist in achieving our quorum requirement.

**Herriman
& Associates, Inc.**
COMMUNITY ASSOCIATION MANAGERS

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