

**LEXINGTON CONDO HOMES ASSOCIATION - BOARD MEETING - July 26, 2017**

**LOCATION:** CLUBHOUSE

**CALL TO ORDER:** By the President

**TIME:** 5:12pm

**ATTENDANCE**

*BOARD OF DIRECTORS*

Laura Keller -President. Carolyn Mooney - Vice President /Secretary Karen Hasenstab - Treasurer  
Nancy Kossak Debbie Fedorko Ron Lazaro Tom Boschma

ABSENT: Nancy Kossak Tom Boschma

*JOHN P. CARROLL & CO.(JPC) - . Assn. Mgr. Jay Carroll*

*CO-OWNERS: M Campbell D Curp G Martin D Sutton S Oliver*

**1. OPEN FORUM [C] Comments [R] Reply**

[C] D Curp - noticed building N Balcony railing is painted a different color [R] Yes, it was felt the new color blended with the stairway [C] D Sutton – Feels he should be able to opt in instead of opting out of dryer vent cleaning [R] The opt out option had been decided in the past by the board and is the easiest to coordinate with the dryer vent company [C] S Oliver – When will the lawn ruts and stones left from the irrigation work be repaired [R] Most likely in the fall after the new trees are planted in the area

**2. APPROVAL OF AGENDA**

Without Objection, Approved

**3. APPROVAL OF MINUTES for June 28, 2017**

Without Objection, Approved

**4. COMMITTEE REPORTS**

A. CLUBHOUSE (Nancy Kossak) – no report

B. POOL – no report

C. BUILDING S / GROUNDS (Laura Keller) – Regarding irrigation – we need a map of the zones and coverage from Masters and co owners have reported that some irrigation heads are not working properly, E Nees has been notified.... satellite dish to be installed at 1080 Washington....wood trim has rotted in multiple places that are in contact with the ground, repairs are to be done with a few of the newer composite materials to assess their pros and cons in those areas

D. LANDSCAPING / BEAUTIFICATION (C Mooney) – Davey Tree returned and all stump grinding has been completed, plan is to replant trees in the fall

E. COMMONS (A Farris) -no report

F. COMMUNITY / GOV'T RELATIONS – June Drain Board Commission discussed and agreed to place boulders/rocks on each side of the spillway at the east end of the pond to discourage people from walking across the spillway

G. WELCOMING (K Hasenstab) – Three (3) new co owners are on the contact list, appointments will be made

H. BYLAWS / POLICIES ((R Rodriguez) - no report

I. PETS (N Manley) – no report

J. SOCIAL – Annual pool party date is August 20<sup>th</sup> from 3-5p

K. SIDING ( R Rodriguez) – no report

L. WEB SITE (K Hasenstab) - Welcome letter from previous management company came up as first result on Google search, This has been corrected

M. POND – Committee dissolved motion L Keller/2<sup>nd</sup> K Hasenstab

N. BY LAW REVISION- no report

**5. FINANCIAL REPORT (OPERATING STATEMENT) FOR THE PERIOD through June 30, 2017**

**A. MANAGEMENT –**

Accounts receivable from members was \$2,628. Reserves stood at \$332,224

Operating equity was \$350,688. For the YTD, operating expenses are \$18,427 over budget.

As of July 20, 2017<sup>h</sup> eight units are on the delinquent report. Three units are delinquent in payments for \$2,838. The remaining \$1,136 is owed for less than 30 days, maintenance fees, late fees, or violation assessments

B. TREASURER – Reviewed all expenses in terms of accuracy and account allocation.  
Operating Statements for June 2017 Without Objection, Approved.

## **6. MANAGEMENT REPORT**

A. ADMINISTRATIVE - In addition to matters covered under New and Unfinished Business below, and ongoing issues with prior agenda items, JPC dealt with correspondence with co-owners on matters of violation, delinquency and Bylaw /ARR issues.

B. MAINTENANCE – The report YTD through July 26, 2017 reflects the following:  
Received this month- 12, Completed YTD- 99 , Open – 35 plus 2 from prior year.

## **7. UNFINISHED BUSINESS**

- A. Building N – 898 Yorktown – garage patio leak and stair replacement problems with fit and finish. No check will be issued until fixed, drywall repair in garage to be done in the spring per owner – wants to be sure leak has been fixed.
- B. Building J retaining wall meeting to be set up this week with North Lexington board president and property manager
- C. Water meter replacement completed without problems
- D. Water meter excess usage overcharge refunded and check for \$10,221.56 has been received, will continue to press for refund of \$5,800 overcharge for L building
- E. Pool caulk to go ahead as approved need to coordinate with Pristine Pool
- F. Bristol roadway sinkhole - no settlement has been reached between contractors on who's responsible for repair cost. Will continue to hold final payment until resolved
- G. Jay to contact Dalton's to set up dryer vent cleaning for condos

## **8. NEW BUSINESS**

- A. Sump Pumps - JR to begin sump pump inspections now that irrigation and water meter work is completed.
- B. Radon - Co owners 824 Revere radon remediation plan approved with venting made through the garage
- C. Spring walk through bids reviewed and approved: Nunn tuck work \$5,585 motion K Hasenstab/2<sup>nd</sup> D Ferdorko  
Qualified cement 2016 deferred work \$7,150 2017 work \$8,710 motion L Kellar/2<sup>nd</sup> C Mooney – Board will prioritize work to better meet budget numbers MV Contracting carpentry and siding work \$5,500 Hasenstab/2<sup>nd</sup> C Mooney

## **9. TRACKING ITEMS**

Sump Pump Inspections – see above

## **10. NEXT MEETING & ADJOURNMENT**

Next meeting to be held at 5:00pm on August 23, 2017 at the Clubhouse.  
Without Objection, Meeting adjourned at 6:35pm

Submitted by *Carolyn K Mooney* Secretary