

**LEXINGTON CONDO HOMES ASSOCIATION - BOARD MEETING - SEPTEMBER 27, 2017**

**LOCATION:** CLUBHOUSE

**CALL TO ORDER:** By the President

**TIME:** 5:10pm

**ATTENDANCE**

*BOARD OF DIRECTORS*

Laura Keller -President Karen Hasenstab - Treasurer Nancy Kossak Deborah Fedorko Ron Lazaro

ABSENT: Carolyn Mooney Tom Boschma

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

CO-OWNERS: Dick Curp, Sue Oliver, Gloria Martin, Dave Sutton, Jane Hicks, Marilyn Campbell

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

[C] Money order OK for dry vent cleaning payment? [R] Yes [C] Lawn needs repair where tree removed last year. [R] Plan to repair grass throughout complex in 2018 after final phase of sprinkler installation in completed. [C] Who was raking pond to remove algae, trimming large weeds at corner of 8 Mile & Taft [R] Do not know. [C] Is grass seed included in straw covering ground? [R] Yes [C] Concern about lack of water coverage from sprinkler. [R] Will have Ed Neis review. [C] Concern how new trees will be watered. [R] A plan will be put together by Landscape Committee.

**2. APPROVAL OF AGENDA - Without Objection, App roved.**

**3. APPROVAL OF MINUTES for August 23, 2017 - Without Objection, Approved.**

**4. COMMITTEE REPORTS**

A. CLUBHOUSE (Nancy Kossak) – No report

B. POOL (Open) – Pool intruders evening of Sept 19, police called and intruders arrested. FOI request to Northville Police to determine if intruders are residents. Waiting for report.

C. BUILDING S / GROUNDS (Laura Keller) – Jane Hicks presented info on meeting with Aquatics Sales & Services regarding aerator/fountain for pond. Recommendation was for unit requiring 220 power, cost of unit \$6K. Rep from Aquatics will attend Oct. Board meeting to provide more info on recommendations.

D. LANDSCAPING / BEAUTIFICATION (Deborah Fedorko) - Walk property with Jason Zarate from Serene to inspect grass damage from animal - grubs are present and the grass will be treated at cost of \$1200. Noted much crabgrass near asphalt – will be treated in spring.

E. COMMONS (Andrea Farris) – Received \$1100 from the Commons Association for entrance island beautification.

F. COMMUNITY / GOV'T RELATIONS (OPEN) – No report.

G. WELCOMING (Karen Hasenstab) – No report.

H. BYLAWS / POLICIES (Raymond Rodriguez) – No report.

I. PETS (Neil. Manley) – No report.

J. SOCIAL ACTIVITIES (Open) – No report.

K. Siding Committee (Raymond Rodriguez) – Plan to engage architect to assist in material and design choices.

L. WEB SITE (Karen Hasenstab) – Andrea Farris to be trained to take over committee.

M. BYLAWS REVISION (Ron Lazaro) – Discussion in Executive Session

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

**A. MANAGEMENT –**

Operating equity was \$. Reserves stood at \$341,675.

Accounts receivable from members was \$3,231

As of August 31, 2017, eight units are on the delinquent report. Two units are delinquent in payments for 30 days. One unit owes for 90 days. Five units have outstanding maintenance fee assessments.

B. TREASURER – Without objection report 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 August 2017 reflects the following:  
Received this month - 9, Processed YTD - 127, Open – 21 from previous year.

## 7. UNFINISHED BUSINESS

A. BUILDING N – 898 Yorktown – Trim work needed, Brutell Roofing approved for work, to use Boral trim boards at cost of \$1075. Should be completed this week

B. BUILDING J – Retaining Wall – L. Keller contacted North Lexington President S. Gentz and requested a meeting to discuss repair options, meeting to include Associations' property managers. S. Gentz will contact with date.

C. POOL CAULKING BID – L. Keller met with Dave Ragland of Pristine Pool, he recommended waiting until spring for the needed repairs so any winter damage can be addressed. Price to repair - \$1343 approved at May meeting.

D. BRISTOL SINKHOLE – Jay Carroll and L. Keller met with Master Sprinkler and Tri County Irrigation to resolve outstanding payment to Master Sprinkler. The boring contractor will be filing insurance claim to cover the \$4500 cost to repair sink hole, after receiving the \$4500 insurance money JPC will issue final payment to Master Sprinkler.

E. DRYER VENT CLEANING – Cleaning started on Sept. 26, contractor found much lint in vents. Will provide list of addresses where encountered problems with vents.

F. BACK SERVICE CHARGES – Chemical Bank refunded at total of \$720 for improper fees, new monthly charge on checking account is \$6.50. Board decided to remain with Chemical Bank.

G. FHA APPROVAL – Board decided to not renew FHA certification after studying pros and cons. Voted via email – 4 to 2 with 1 abstention.

I. SUMP PUMP INSPECTION – To be completed by Al Nunn this fall.

## 8. NEW BUSINESS

A. ASPHALT CRACKFILL BIDS – Reviewed 3 bids, selected Ash-Con – low bid and other 2 contractors sub out this work. 6,061 lineal ft at cost of \$3147. Motion: L. Keller/K. Hasenstab Approved.

B. SPRING WALK THROUGH BIDS – Tuck pointing to Al Nunn for \$1890. Concrete to Qualified Construction not to exceed \$22,000, covers remaining 2016 and all of 2017 work. Motion: K. Hasenstab/R. Lazaro Approved.

C. SNOW REMOVAL BIDS– Board needs time to review specs, will contact JPC by 10/1 with any desired changes.

D. ENTRANCE ISLAND – Landscape Committee will target for rejuvenation in 2018, considering using a Landscape Architect for design assistance. Proposed to add electrical outlet & LED lighting to illuminate entrance sign prior to replanting, will do it this year. Cost not to exceed \$5500, will use \$1100 from Commons to offset cost. Motion: L. Keller/D. Fedorko Approved 4 Yes 1 No.

E. SERVICE LOG – Work order #62241 roof repair at 1008 Saratoga – bid from Brutell for \$674 is fair price.

## 9. TRACKING ITEMS

A. APPOINT BUDGET COMMITTEE – Karen Hasenstab will chair; per ARR 2 additional Board members will be Ron Lazaro and Laura Keller, co-owner TBD. Committee will meet at JPC office on 10/19, committees must have budget requests to Karen by 10/13.

B. REPLACE CH FURNACE FILTERS

C. SETUP FOR NEXT MEETING – Deborah Fedorko

## 10. NEXT MEETING & ADJOURNMENT

Next meeting to be held at the Clubhouse on October 25<sup>th</sup> at 5:00pm.

Without Objection, Meeting adjourned at 6:45pm.

Submitted by *Laura Keller* Acting Secretary  
Nancy Kossak contributed to these minutes