

LCHA MONTHLY BOARD MEETING –September 22, 2021

LOCATION: Clubhouse

CALL TO ORDER: Deborah Fedorko

TIME: 4:09pm

PRESENT: Deborah Fedorko, Holly Hurd, Michele Jasinski, Mike Stevens, Dan Barnes, Andrea Farris, Sarah Toccalino (Herriman), Darcy Grant (Co-owner Comments)

ABSENT: James Freeman

CO-OWNER COMMENTS: Darcy Grant brought pictures of her roof that leaks despite being patched. Is concerned about potential for mold. Herriman to provide additional protection against leaks and monitor potential mold. Roof project to commence soon.

APPROVAL OF MINUTES: Revisions required. No vote taken. Not approved.

COMMITTEE REPORTS:

CLUBHOUSE: J. Dunville – No report.

POOL: Pristine closing pool on Friday.

BUILDINGS/GROUNDS: Deborah Fedorko –Midwest to return to finish minor work.

LANDSCAPING/BEAUTIFICATION: Holly Hurd –Permit needed to remove 6 trees. Serene Landscape (grass and snow service) gave two weeks notice to cancel contract due to staff shortages. Search for new contractor began immediately.

COMMONS: Andrea Farris –Next meeting Wednesday, 11/17 at Cooke School, 7pm.

ROOFING/SIDING/SPECIAL PROJECTS: Deborah Fedorko-Need to determine roof materials and color. Possibly 3-4 year project if siding is done at the same time. Engineering firm for roofing expected to be on-site early October.

WELCOMING: Holly Hurd – No report.

WEBSITE: James Freeman – No report.

BUDGET: Deborah Fedorko- Number and names of participants to be finalized.

REVIEW OF PRECEDING MONTH’S FINANCIAL REPORT:

Assets:	Checking:	\$137,336.59
	Reserves:	\$643,033.60
	Prepaid Assets:	\$10,225.37
	Total Assets:	\$790,595.56

MANAGEMENT REPORT:

MRs Received 8/1 – 9/20/21 = 71

MRs Completed = 35

Outstanding:

UNFINISHED BUSINESS:

Pool heater –Bids to be solicited over the winter.

Welcome Letter –Herriman emailed letter to directors. Needs BOD approval.

Developing new ARR's/updating old to be reviewed by the BOD.

NEW BUSINESS:

Andrea Farris – to put Herriman in touch with the new rep handling LCHA phone directories.

Andrea Farris - to provide (if possible) reserve study done by previous board.

Sump pumps – Herriman to investigate pricing for back-up system.

New ARR 2.3 Clubhouse Rules – Deborah Fedorko motioned, Andrea Farris 2nd. Approved.

Circuit panels – Herriman to survey how many co-owners may have outdated panels (with the glass circuits).

NEXT MEETING: Next scheduled BOD is 10/27 at 4pm.

Meeting Adjourned at: 5:31pm

Michele Jasinski/LCHA Secretary