

LCHA MONTHLY BOARD MEETING – January 25, 2023

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 4:05pm

PRESENT: Laura Keller, Holly Hurd, Andrea Farris, Dan Barnes, Nadine Merriman, Michele Jasinski, Mary Salmon, Darlyn Triplett (Herriman) **ABSENT:** No one

APPROVAL OF AGENDA: Michele made a motion to approve. Mary seconded. Approved.

CO-OWNER COMMENTS: None

APPROVAL OF MINUTES: Dan made a motion to approve. Nadine seconded. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –Written report from Julie. 3 December rentals. It was suggested a small amount of money be spent to update and replace tattered Christmas decorations. Board discussed giving renters the cleanup checklist form.

POOL: Dan Barnes – No report.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller – Laura noted a co-owner on Bristol had a sewer backup that was fixed by Herriman. Mike's Door to make some garage door panel repairs. Lights on the 8 mile entrance island have not been fixed. Clubhouse I-T/computer setup needs professional review to improve the recurring issues. Darlyn has someone she recommends.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman –So far snowplows haven't run over the island fencing on Bristol.

COMMONS: Andrea Farris -She noted the annual dues increase was approved (the increase was reported in previous Minutes) and some new people have been elected to the Commons board.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes –No report.

WELCOMING: Andrea Farris (Ellen Kelly) –Two new co-owners, 864 and 870 Yorktown Ct.

WEBSITE: Laura Keller – No report.

ARR/BYLAWS COMMITTEE: Michele Jasinski (Nadine Merriman, Mary Pokryfki) –Law firm completed revisions. Three hour Zoom meeting held 1/23 with Committee and law firm to discuss.

BUDGET COMMITTEE: Andrea Farris (Dan Barnes, Mary Salmon, Mary Pokryfki) –Budget is done.

NOMINATING COMMITTEE: Andrea Farris (Jane Hicks) – Apps for candidates interested in board positions due 1/15-2/15. She says she has a few people interested in running for a seat on the board.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 10/31/2022	Total current assets - \$772,174.63
As of 11/30/2022	Total current assets - \$702,938.13
As of 12/31/2022	Total current assets - \$629,962.50

Financials: Nadine made a motion to approve the Nov/Dec Financials. Dan seconded. Approved.

NOTE: In December 2022 management transferred funds on deposit at CFCU* from basic savings and some from checking to a new commercial money market account. They were earning only 0.05% interest and will now be earning 2.25% as long as the balance is \$10,000 or more.

Delinquent Co-owner Accounts: Currently 19 as of 1/18/23.

Maintenance Requests: Both assigned and unassigned. As of 1/20/23 there are 20.

UNFINISHED BUSINESS:

-Received one bid for 2023 cement work from Luigi Ferdinandi & Son. More coming.

NEW BUSINESS:

-The ongoing Master Deed/Bylaws project required the board to discuss/agree on certain aspects of the proposed revisions (co-owners will weigh in eventually too). The board decided to unanimously shift interior garage dry wall repairs to co-owners and to not change the current terms directors serve on the board. Though not unanimous, continue to have the HOA cover balcony repairs with some minor caveats.

-Building K. Attic ductwork completed. Darlyn holding back \$3000 from Kearns payment until all parties are satisfied. Laura made a motion to approve. Dan seconded.

-Spears Tree chosen to perform tree maintenance for \$6200. Dan made a motion to approve. Holly seconded.

-Ace Landscaping approved for multi-year contract starting at \$27,325. Michele made a motion to approve. Laura seconded.

-ARR 3.3 Patio/Deck Additions found to be in conflict with our documents was revised to show additions can't be more than 15 feet (rather than 17 feet). Michele made a motion to approve. Mary seconded.

-A proposal was made to spend \$2500 to upgrade the clubhouse bathrooms. Laura made a motion to approve. Andrea seconded. It was not approved.

-Wagenschutz fertilizer/grub control contract approved for \$2800, with grubs \$4725. Dan made a motion to approve. Mary seconded it.

Dan made a motion to adjourn. Meeting adjourned at 5:51pm.

Next Meeting: Wednesday, February 22, 2023 at 4pm.

Michele Jasinski/LCHA Secretary

*Community Financial Credit Union