

## LCHA MONTHLY BOARD MEETING – October 19, 2023

**LOCATION:** Clubhouse      **CALL TO ORDER:** Laura Keller      **TIME:** 4:01pm

**PRESENT:** Laura Keller, Andrea Farris, Michele Jasinski, Nadine Merriman, Darlyn Triplett/Herriman.

**ABSENT:** Dan Barnes, Holly Hurd, Mary Salmon

**APPROVAL OF BOARD AND EXECUTIVE AGENDAS:** Andrea made a motion to approve the agendas. Nadine seconded. Approved.

**CO-OWNER COMMENTS:** None

**APPROVAL OF SEPTEMBER MINUTES:** Nadine made a motion to approve. Andrea seconded. Approved.

### **COMMITTEE REPORTS:**

**CLUBHOUSE:** Mary Pokryfki - Dan choose Mary P. as clubhouse rep. Laura reported one rental for 10/28.

**POOL:** Dan Barnes –Dan contacted Pristine to blow out the water lines.

**BUILDINGS/GROUNDS:** Dan Barnes/Laura Keller – Laura says Michigan Construction completed the cement sidewalks and all other MR's on the cement list. Dan and Laura met with Les DeBora, North Lexington's President, and proposed a 50/50 cost sharing between their HOA and ours regarding maintenance for Revere (street shared by both associations). Les to discuss with his board. Michele made a motion to approve splitting the costs including a \$1000 towards attorney fees regarding this formal easement agreement. Nadine seconded it. Approved. Weather permitting 886 Yorktown patio work will be scheduled for repair. Laura had an excel chart noting overcharges by the city for water bills (old water meters/see New Business 9-17-23).

**LANDSCAPING/BEAUTIFICATION:** Nadine Merriman – Reminder to get the tree bond money back from the city now that the trees have been planted.

**COMMONS:** Andrea Farris –Annual meeting 7pm, 11/29 at Cooke School. Letter to be mailed to co-owners from the Commons explaining the dues.

**ROOFING/SIDING/SPECIAL PROJECTS:** Dan Barnes – No start date yet for Building M to be roofed. Building B needs more block work before completing the painting.

**WELCOMING:** Andrea Farris (Ellen Kelly) – No report.

**WEBSITE:** Laura Keller – No report.

**BUDGET:** Andrea Farris (Dan Barnes, Laura Keller, Neil Manley) – Meeting 10-20 and again early November as of now.

**ARR/BYLAWS:** Michele Jasinski (Nadine Merriman, Mary Pokryfki, Laura Keller) – Suggestions by co-owners if Proposal 1 were to be revisited they would like more bylaws meetings (instead of one big meeting) and more discussion on what the cost savings might be to our HOA if the proposal passed.

**LEGAL:** No report. Laura made a motion to move the Committee to Executive sessions. Nadine seconded. Approved.

### **REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:**

As of 7/31/2023      Total current assets - \$378,267.29

As of 8/31/2023      Total current assets - \$394,351.43

As of 9/30/2023      Total current assets - \$428,550.99

**Financials (September):** Laura made a motion to approve the Financials. Nadine seconded it. Approved.

**Delinquent Co-owner Accounts:** 15 as of 9/30//23.

**Maintenance Requests:** 8 as of 10/19//23.

**UNFINISHED BUSINESS:**

-Dryer vent cleaning for all units at the same time paid for by HOA as has been done the last 2 years was tabled for now due to uncertainty on whether all vents are connected properly and whether connection used is metal or plastic. Need answers before proceeding. Update: Laura suggested she and Dan come up with a proposal on how to proceed. Update 7/26/23: Dan suggests getting an inexpensive assistant to help him and he will check the garage attics himself. Update 9/27: Dan and Laura completed vent inspections themselves on the majority of units. Roof One to make some corrections. **Update:**10/19/23 Roof One corrections have not been completed.

-Some charges still occurring with the old water meters per Dan. City should've informed LC's to remove them when individual metering was installed. Dan is talking to the City.

**Update:**10-19-23 Laura and Dan compiling a detailed list of the overcharges to present to the City.

**NEW BUSINESS:**

-The Board was invited to submit budget recommendations to the budget committee.

-Exterior Painters change order for Building B for \$3658 approved by the board via an email vote that was unanimous on 10/16/23.

-Building M new amount approved by the Board via email on 9/29/23 to \$65,814 from \$62,025 for Roof One.

Laura made a motion to adjourn. Meeting adjourned at 5:32pm.

Next Meeting: Wednesday, December 6, 2023 at 2pm at the Clubhouse.

Michele Jasinski/LCHA Secretary