

LCHA MONTHLY BOARD MEETING – December 6, 2023

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 2:01pm

PRESENT: Dan Barnes (Zoom), Laura Keller, Andrea Farris, Michele Jasinski, Nadine Merriman, Holly Hurd, Darlyn Triplett/Herriman. **ABSENT:** Mary Salmon

APPROVAL OF BOARD AND EXECUTIVE AGENDAS: The board agreed to modify the agenda to include “petty cash” and the “Revere Easement”. Laura made a motion to approve the agendas. Holly seconded. Approved.

CO-OWNER COMMENTS: None

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

COMMITTEE REPORTS:

CLUBHOUSE: Jane Hicks- Dan says Mary Pokryfki resigned. Jane Hicks will be the new rep. Laura reported three rentals for December 2023.

POOL: Dan Barnes –No report.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller -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. **Update 12/6/23:** Laura presented a “Shared Maintenance and Use Agreement” from North Lexington to be reviewed by our law firm.

Spears to return to do stump grinding. Three patios on Building N repaired including 886 Yorktown for only \$1600 by a company called R&R that Darlyn found. Nadine noted that the catch basin on Washington Circle is sinking. Nagle Asphalt & Paving Darlyn and Laura did a walkaround with them regarding the condition of the roads.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman -Brightview put up snow stakes.

COMMONS: Andrea Farris –Commons officially passed a vote to keep LCHA per unit fee at \$120 annually. No change from last year.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes –Building M rescheduled from 2023 to be roofed in April 2024.

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

WEBSITE: Laura Keller – A compliment from a realtor was received on what a good website LCHA has.

BUDGET: Andrea Farris (Dan Barnes, Laura Keller, Neil Manley) – Budget meetings have concluded.

ARR/BYLAWS: Michele Jasinski (Nadine Merriman, Laura Keller) – No report.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

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

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

As of 10/31/2023 Total current assets - \$354,713.80

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

Delinquent Co-owner Accounts: 17 as of 10/31//23.

Maintenance Requests: 17 as of 12/05//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. **Update 12-6-23:** Roof One corrections not complete.

-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. **Update 12-6-23:** Laura, Dan and Andrea met with Mike Dominie at the City about removing the old city owned meters that are not being read but are being billed and the sewer charge for irrigation water that goes into the ground not into the sewers. Dominie to look into this further.

NEW BUSINESS:

The 2024-2025 budget committee is recommending a \$2000 assessment per unit. A board Zoom meeting is scheduled for 12-15-23 to discuss and approve the budget.

-Holly would like to see more detail on invoices when petty cash is spent by board members.

-The Revere easement agreement (detailed under Building & Grounds Committee reports) was voted on to move to the law firm (MAGWV) for review. Laura made a motion to approve. Nadine seconded the move. Approved.

-Darlyn presented the board with a new 3-year contract proposal from Herriman to continue as LCHA's management company. It's under discussion.

-Michigan Construction & Consulting \$5200 change order approved by the board via email 11-15-23.

-Revised ARR 4.4 Porch and Patio approved by the Board via email on 11-1-23. Emailed (and or mailed) to co-owners by Herriman on 11-2-23.

Dan made a motion to adjourn. Meeting adjourned at 3:29pm.

Next Meeting: Wednesday, January 24, 2024 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary