

LCHA MONTHLY BOARD MEETING – February 22, 2023

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 4:01pm

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

APPROVAL OF AGENDA: Approved.

CO-OWNER COMMENTS: None

APPROVAL OF MINUTES: Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –No report. Andrea Farris mentioned the Commons would like to use the clubhouse for their meetings. They would pay \$50 per meeting. Payment to LCHA. Andrea (our Treasurer) will handle invoicing.

POOL: Dan Barnes – No report.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller – Laura says GFL trash trucks leaving stains on our roads. She is in touch with GFL and the City.

Building N, exterior, second level, 886 Yorktown, working to find a solution to fix the damaged, stamped concrete. She and Dan have spoken to three companies so far: Westcoat, Decon and have a meeting in two days with Dynamic Innovations.

No start date yet on when tree work will commence.

Jeff Vollmer from our law firm confirmed there is no easement in place for Revere or Washington Circle and recommends one.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman –No report.

COMMONS: Andrea Farris –New Commons board is now in place and will be using our clubhouse (see also Clubhouse report above). Andrea says annual Easter Egg hunt has returned for the first time since Covid in 2020. The Commons may offer other social activities. Food trucks may be available at times in the lot on Taft Rd across from Cooke school.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes (Mary Pokryfki) –At the board meeting on 3-22-23 decisions will be made as to which buildings to roof and paint next.

WELCOMING: Andrea Farris (Ellen Kelly) –No new co-owners.

WEBSITE: Laura Keller – No report.

ARR/BYLAWS COMMITTEE: Michele Jasinski (Nadine Merriman, Mary Pokryfki) –Law firm preparing summary for the co-owners of the amendment changes. Board to review the summary and then an Informational Meeting will be scheduled to discuss the amendments with the co-owners.

NOMINATING COMMITTEE: Andrea Farris (Jane Hicks) – See New Business/Elections.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 11/30/2022	Total current assets - \$702,938.13
As of 12/31/2022	Total current assets - \$629,962.50
As of 1/31/2023	Total current assets - \$521,657.22

Financials: Michele made a motion to approve the January Financials. Dan seconded. Approved.

Delinquent Co-owner Accounts: Currently 14 as of 1/31/23.

Maintenance Requests: Both assigned and unassigned. As of 2/16/23 there are 16.

UNFINISHED BUSINESS:

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

NEW BUSINESS:

-New pool license purchased.

-Darlyn working with GFL also regarding hydraulic fluid leaking from their trash trucks.

-Wagenschutz contract finalized.

-Darlyn held back \$3000 from Kearns payment for work done on Building K. The work is completed. Darlyn wants to pay Kearns the \$3000. Nadine made a motion to approve payment. Andrea seconded. Dan voted no. Approved.

-Holly wants ARR's enforced equally for all co-owners. Dan appointed Holly to monitor enforcement.

-Update ARR's to address exterior lighting (other than holiday lights).

-Annual Meeting/Elections/ARR 1.8 – 5 people are running for 5 open seats so no election necessary. Laura Keller volunteered to take a one-year term. Laura made a motion to approve no election. Mary seconded. Approved.

-No election means a second mailing to co-owners is not necessary. A mass email will be sent instead. Laura made a motion to approve. Mary seconded. Approved.

-Board did not think it is necessary to have our attorney at the Annual Meeting, but do want our CPA, Linda Strussione to attend.

-Due to frequent parking violations Darlyn suggested forming a Parking Committee. The idea was tabled.

-In order to keep the board meeting that follows the Annual meeting from running until 1am like last year, Darlyn proposed a shortened agenda primarily consisting of choosing the new Officers and selecting the next buildings for painting and roofing. Andrea made a motion to accept that agenda. Dan seconded. Approved.

Dan made a motion to adjourn. Meeting adjourned at 5:03pm.

Next Meeting: Wednesday, March 22, 2023 at 8pm at the Clubhouse.

Michele Jasinski/LCHA Secretary