

LCHA MONTHLY BOARD MEETING – MARCH 22, 2023

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 8:29pm

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

APPROVAL OF AGENDA: Agenda amended to add vote on Pristine Pools chemical purchase. Laura made a motion to approve the amended agenda. Andrea seconded it. Approved.

CO-OWNER COMMENTS: None

APPROVAL OF MINUTES: Laura made a motion to approve Feb Minutes and 3/14 Special meeting. Nadine seconded it. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –Message from Julie that there was one rental for Easter. Per Laura Keller, modifications to upgrade the clubhouse Internet are now complete.

POOL: Dan Barnes – Dan says gutters are helping with ice on the deck. The pool framework is still deteriorating. The plan is to set up repairs for this Fall.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller – No report.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman –She had a printed handout from the City in response to her application to remove 8 regulated trees and several unregulated. A rep visited on 3/22 to evaluate in person. In summary, 4 have to be replaced; a bond of \$1,720 has to be posted or if spruce is also removed then \$2,150 plus a \$280 permit fee. The bond is refundable once the trees are planted and inspected by the City.

COMMONS: Andrea Farris -Annual Easter Egg hunt is Saturday, 3/25. Todd Farmer (Commons President) is talking to an attorney about updating their bylaws.

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

WELCOMING: Andrea Farris (Ellen Kelly) – One new co-owner at 868 Yorktown Ct.

WEBSITE: Laura Keller – No report.

ARR/BYLAWS COMMITTEE: Michele Jasinski (Nadine Merriman, Mary Pokryfki) –Informational meeting with the co-owners scheduled for April for MD & Bylaws.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 12/31/2022	Total current assets - \$629,962.50
As of 1/31/2023	Total current assets - \$521,657.22
As of 2/28/2023	Total current assets - \$508,908.04

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

Delinquent Co-owner Accounts: Currently 14 as of 2/28/23.

Maintenance Requests: Both assigned and unassigned. As of 2/16/23 there are 16. No update for March.

UNFINISHED BUSINESS:

- Received one bid for 2023 cement work from Luigi Ferdinandi & Son. More coming.
- Darlyn working with GFL regarding hydraulic fluid leaking from their trash trucks.

NEW BUSINESS:

-Vote to affirm all bylaws and Master Deed revisions proposed by MAGWV* are approved by the Board. Laura made a motion to approve. Dan seconded. Holly voted no. Approved.

-Vote to approve \$199,740 for buildings to be painted by Exterior Painters in 2023. Dan made a motion to approve. Laura seconded. Approved.

-Vote to approve Roof One to replace roofs on Buildings A, M, and E and or I with a budget of \$132,000. Dan made a motion to approve. Laura seconded. Approved.

-Vote to approve \$3450.20 purchase of chemicals from Pristine Pools by 3/30 to save HOA \$2891.75. Michele made a motion to approve. Andrea seconded. Approved.

Dan made a motion to adjourn. Meeting adjourned at 9:01pm.

Next Meeting: Wednesday, April 26, 2023 at 4pm at the Clubhouse.

*MAGWV = Makower Abbate Guerra Wegner Vollmer (our law firm)

Michele Jasinski/LCHA Secretary