

## LCHA MONTHLY BOARD MEETING – APRIL 26, 2023

**LOCATION:** Clubhouse      **CALL TO ORDER:** Dan Barnes      **TIME:** 4:09pm

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

**APPROVAL OF AGENDA:** Michele made a motion to approve the agenda after making a suggestion to add an item to the Executive session that was accepted. Andrea seconded it. Approved.

**CO-OWNER COMMENTS:** None

**APPROVAL OF MINUTES:** Laura made a motion to approve March Minutes. Nadine seconded it. Approved.

### **COMMITTEE REPORTS:**

**CLUBHOUSE:** Julie Dunville –Via Laura Keller, Julie said Easter rental fell through. There is a rental for June.

**POOL:** Dan Barnes – Laura says a few co-owners may need a waiver to use their pool fob. Please check with her if in doubt.

**BUILDINGS/GROUNDS:** Dan Barnes/Laura Keller – The responsible party in the neighborhood adjacent to our property fixed the drainage line clogs affecting Building D. Nadine to get a bid from Blackstone or other landscapers about “rolling” the uneven ground in that area that also continues to be wet. New “Visitor” parking signs installed due to old ones had faded at a cost of only \$450. Regarding Building N patio repairs, 14 contractors have been approached. Expecting a bid from one credible contractor interested in doing the work.

**LANDSCAPING/BEAUTIFICATION:** Nadine Merriman –Missing paint on some garage doors from last season’s snow removal and a few areas where the grass was damaged. BrightView to repair. New landscaper, Ace, started clean up and mowing. Spears Tree Service was onsite the week of 4/17. Completed about 60% of the work and will return. She has bids for mulch and other items. See New Business.

**COMMONS:** Andrea Farris –Davey Tree is removing the dead trees near the parking lot and Commons area. Though not finalized yet the Commons may rebate Lexington condos up to \$2000 for entryway beautification. Andrea will proceed to obtain a permit for an early June garage sale if there are no objections. There wasn’t.

**ROOFING/SIDING/SPECIAL PROJECTS:** Dan Barnes –Roof One to start end of May. Painting soon after.

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

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

**ARR/BYLAWS COMMITTEE:** Michele Jasinski (Nadine Merriman, Mary Pokryfki) – In a waiting period to allow for co-owner comments following the Informational meeting that was held on 4/17.

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

As of 1/31/2023	Total current assets - \$521,657.22
As of 2/28/2023	Total current assets - \$508,908.04
As of 3/31/2023	Total current assets - \$514,854.91

**Financials:** Nadine made a motion to approve the March Financials. Dan seconded. Approved.

Andrea and Laura met with a Morgan Stanley broker regarding a preferred savings account that could offer as much as 4.25 in interest. Andrea to consult with Herriman accounting department to determine what our HOA can safely move to take advantage of higher interest rates.

**Delinquent Co-owner Accounts:** Currently 9 as of 3/31/23.

**Maintenance Requests:** Both assigned and unassigned. As of 4/19/23 there are 32.

**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:**

-Darlyn holding back \$5000 for repairs to garage doors and grass until last season's snow removal company, BrightView, completes the work to HOA's satisfaction.

-Nadine submitted a bid for \$10,139 for mulch, bushes, decorative rocks. Once the board agreed to remove the rocks, Nadine made a motion to approve \$7,559 instead. Dan seconded it. Holly and Michele voted no. Approved. Nadine also submitted a bid for tree replacement for \$5705. Laura made a motion to approve. Nadine seconded. Holly voted no. Approved.

-The day after our Annual meeting held 3/22, our law firm (MAGWV) sent a written opinion noting that since quorum was not met and under Article III, Section 2 of the Association Bylaws, directors hold office until their successor has been "elected and held their first meeting", Jeff Vollmer (MAGWV) concluded it is prudent to leave the existing directors in place until the 2024 Annual meeting at which time all directors will be up for election. On 3/23 the current board members, via email, each agreed to retain their positions. At the 4/26 meeting Andrea made a motion to keep the current officers in place and Laura seconded it. Approved. Dan made a motion to keep the current committees the same. Laura seconded it. Approved.

-Dan made a motion to add a new committee called the Violation Committee. Laura seconded it. Approved. Dan made a motion to appoint Holly to Chair the committee. Laura seconded it. Approved. The purpose of the committee is to ensure that violations of the Bylaws and ARR's are applied equally to all co-owners. Non-emergency violations will be submitted to Herriman in a monthly report and Herriman will follow up by issuing violation letters.

-Dan made a motion to approve Roof One pricing for Building A for \$60,489, Building E for \$62,214 and possibly Building M (if M is reroofed this Fall, but billed in 2024) for \$62,689. Nadine seconded it. Approved.

-Via email responses from 3/30-3/31 the board unanimously agreed to approve the already budgeted for Pristine Pool proposal for a contract in the amount of \$8,632 for the 2023 season.

-Nadine made a motion to approve Davey Tree leaf disease treatments for \$2,460. Dan seconded it. Approved.

Dan made a motion to adjourn. Meeting adjourned at 6:36pm.

Next Meeting: Wednesday, May 24, 2023 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary