

LCHA MONTHLY BOARD MEETING – MAY 24, 2023

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 4:05pm

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

APPROVAL OF AGENDA: Agenda was approved after Michele asked that an item be added to the Executive session. Nadine made a motion to approve the agendas. Holly seconded it.

CO-OWNER COMMENTS: None

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

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –Via Laura Keller, there is a rental for June and two in August.

POOL: Dan Barnes – Laura says fob reader broke. Metro fixed reader outside (the pool area) on 5/23. Returning to fix the reader (inside the pool area). Men's toilet not working. Our President, Dan Barnes, who is also a professional plumber, will fix it.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller – 820 Revere roof leaking. Roof One to come out. Exterior Paint is here starting to paint on Washington Circle. Spears Tree Service was here to decide what was left to do. Building N patio repairs update: Kevin Pope, with 30 years of experience (now retired from Herriman) will look at the patios. Also, a suggestion was made to use carpeting to cover the patios.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman –Matt from Ace will be here 6/12 to trim hedges. Blackstone coming soon to plant trees, mulch and do the front entrance. Planters purchased for outside clubhouse and filled with plants. Some rose bushes added elsewhere.

COMMONS: Andrea Farris –Garage sale is confirmed for 6/1-6/3. A food truck will be onsite in the Commons parking lot on Taft (across from Cooke School) 5p-7p on 6/16. Bring chairs or blanket if you wish. Eat there or take the food home.

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

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

WEBSITE: Laura Keller – No report.

ARR/BYLAWS COMMITTEE: Michele Jasinski (Nadine Merriman, Mary Pokryfki) – Meeting scheduled 5/30 to discuss changes to the bylaws draft and what the next course of action will be.

VIOLATION COMMITTEE: Holly Hurd -No report. Holly resigned from the committee. Violations will be sent to Dan Barnes who will report them once a month to Herriman, cc: the Board.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 2/28/2023 Total current assets - \$508,908.04

As of 3/31/2023 Total current assets - \$514,854.91

As of 4/30/2023 Total current assets - \$526,003.46

Financials: Michele made a motion to approve the April Financials. Nadine seconded. Approved.

Delinquent Co-owner Accounts: Currently 10 as of 4/30/23.

Maintenance Requests: Both assigned and unassigned. As of 5/23/23 there are 42.

UNFINISHED BUSINESS:

-Dan made a motion to approve \$6600 for cement repairs for two units to be done by Luigi Ferdinandi & Son. Nadine seconded it. Additional cement MR's to be submitted for a quote.

-GFL regarding hydraulic fluid leaking from their trash trucks. **Update:** Laura says North Lexington is not happy with the leaks either and has also talked to the city. Holly will call GFL regarding power washing the stains. Dan Barnes to follow up with the city.

NEW BUSINESS:

-Darlyn holding back \$5000 for repairs to missing paint on garage doors and damaged grass until last season's snow removal company, BrightView, completes the work. **Update:** To date Brightview is a no show.

-Sump Pump inspections starting soon.

-Gutters were cleaned 5/19.

-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.

-Laura Keller ordered "parking pass tags" to be used for co-owners granted short term public parking privileges.

Dan made a motion to adjourn. Meeting adjourned at 6:07pm.

Next Meeting: Wednesday, June 28, 2023 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary