

LCHA MONTHLY BOARD MEETING – May 25, 2022

LOCATION: Clubhouse **CALL TO ORDER:** Holly Hurd **TIME:** 4:01pm

PRESENT: Holly Hurd, Andrea Farris, Dan Barnes, Nadine Merriman, Michele Jasinski, Darlyn Triplett (Herriman), **ABSENT:** Michael Stevens

CO-OWNER COMMENTS: NONE

APPROVAL OF AGENDA: Michele made a motion to approve. Andrea seconded it.

APPROVAL OF MINUTES: Holly requested editing the 4-27-22 Minutes in Executive session. Once edited, Holly made a motion to approve the monthly Minutes, Nadine seconded it. Dan made a motion to approve the Executive Minutes, Holly seconded it.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –Absent. Two rentals were noted.

POOL: Dan Barnes – Pool heater is in. The deck will be power washed. Flowerpots were added.

BUILDINGS/GROUNDS: Holly Hurd – Roof replacement completed on Building K.

LANDSCAPING/BEAUTIFICATION: Holly Hurd –Flowers planted at 8 mile entrance and front of clubhouse. Holly says not recommended to plant new trees in same holes as previous trees per the arborist. Holly says 53 trees are dying. Darlyn suggested getting a second opinion. See “New Business”.

Nadine Merriman – Co-owners need to weed their patios. Denny’s Landscaping doing a poor job weed whacking. (Darlyn emailed Denny’s).

COMMONS: Andrea Farris- Garage sales held in May were very successful.

ROOFING/SIDING/SPECIAL PROJECTS: No report

WELCOMING: Nadine Merriman – No report

WEBSITE: Michael Stevens- No report

ARR/BYLAWS COMMITTEE: Michele Jasinski – Committee has had two research/discuss meetings so far and one with our law firm to address questions.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 2/28/22 Total current assets - \$800,771.02

As of 3/31/2022 Total current assets - \$760,391.71

Only **open MR’s** are presented, both assigned and unassigned.

As of 5/18/22: 35 open, 20 are new

UNFINISHED BUSINESS:

-Midwest completed contracted work except for 880 Yorktown. Garage floor to be repoured. \$5000 held back until the work is finished. Management waiting for a price for two repairs on Bristol Ct.

-Sump Pump inspections completed.

-Spring Walk Around by the board was done on 5-11-22.

-Darlyn says paying insurance annually saved HOA \$12,043.

-Intertek submitted bid packages for additional roof replacements.

-Kearns provided Herriman with pictures of their work reroofing Building K. 60 sheets of lumber were used at \$90 each (not included in original scope of work).

- Denny's Landscaping to seed bare spots once irrigation system turn on is completed.
- Gutter cleaning (referred to in the April 2022 Minutes) was completed 5-11-22.

NEW BUSINESS:

- Board unanimously voted approval via email on 5-17-22 for emergency pool repairs at a cost of \$7,400 plus \$85 per coping tile for tiles needing immediate replacement. Contract was awarded to Pristine Pools. Coping tiles have since been replaced. Darlyn says may last a couple years. Pool opens 5-27-22.
- Darlyn suggests Shock Brothers for a second opinion on all trees. She noted \$840 left in tree bond fund from the city.
- Darlyn to meet 5-28 with the city to discuss asphalt repair where Lexington meets Revere. Co-owner Laura Keller says LCHA owns Revere and is responsible for that repair. Darlyn to secure bids for pothole repairs on our other streets also.
- Paint discussions. Dan suggested getting professional advice to coordinate paint with new roof color.
- Mold remediation for 834 Yorktown follows reroofing Bldg K; 3 bids submitted; Jarvis-BMS CAT selected for \$2,771.30. Nadine made a motion to approve, Dan seconded it. Unanimous.
- Herriman met with F&K Plumbing who suggests regrading to resolve excessive water problem on Bristol and behind Washington Circle. Jana Cordon says the yard at 1028 Bristol continues to flood. Laura Keller says the area is in a floodplain and if regraded the State of Michigan would have to be involved.
- Darlyn asked if the board wants to renew Davis Outdoor for snow removal or entertain bids from other contractors as well. The board requested bids from other contractors.
- Wagonshutz treated crabgrass on 4/29.
- Discussion on mulch moved to Executive session.
- Darlyn was to meet with the city regarding who is responsible to cut grass along 8 mile (past the sidewalk; closest to 8 mile). So far, the city has not been available to meet with her. Dan will pursue this with the city.

OPEN DISCUSSION:

- Grant Merriman asking to move co-owner comments to the end of meetings. Darlyn prefers general comments only at the end and specific co-owner comments at the beginning.
- Laura Keller agreed with Dan Barnes that consulting a paint professional regarding colors to co-ordinate with new roof color is the way to go. Laura Keller asked about doing a reserve study (nothing in the works at the moment) and mentioned when she was President one was not done.
- Dave Sutton wants to ensure everyone is aware monthly board meetings are open to all co-owners. Some suggestions included posting that on the LCHA website. Dave Sutton would like to see delinquent totals included in the Minutes. Darlyn says 9 (co-owners) owe for less than 1 month, 1 for 1 month, 2 for less than 2 months, 1 owes for 2 months, 2 have legal expenses from attorney fees and 2 are in collection.
- *Other co-owners in attendance: Sue Barnes, Jane Hicks, Jana Cordon

Dan made a motion to adjourn. Meeting adjourned at 5:23 pm.

Next Meeting: Wednesday, June 22, 2022 at 4pm. Michele Jasinski/LCHA Secretary