

LCHA MONTHLY BOARD MEETING – June 22, 2022

LOCATION: Clubhouse **CALL TO ORDER:** Holly Hurd **TIME:** 4:06pm

PRESENT: Holly Hurd, Andrea Farris, Dan Barnes, Nadine Merriman, Michele Jasinski, Darlyn Triplett (Herriman), **ABSENT:** No one

CO-OWNER COMMENTS: Dave Sutton expressed dissatisfaction regarding what email address(es) are used for official communications with him. He also objected to other information he felt should not have been made available for co-owners to see.

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

APPROVAL OF MINUTES: Holly requested edits to the 5-25-22 Minutes. With changes, Dan motioned to approve, Andrea seconded. Holly made a motion to approve the revised Minutes from 2-16-22. Dan seconded it.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –Absent. Note: No rentals. Darlyn says Julie has requested the clubhouse carpets be cleaned.

POOL: Dan Barnes – The pool is running well. Pool deck has been power washed. Skimmers may have a leak. Laura Keller has been repairing adjacent pool wall that shows years of water damage. Laura replaced/reissued two pool fobs for co-owners.

BUILDINGS/GROUNDS: Holly Hurd –

LANDSCAPING/BEAUTIFICATION: Holly Hurd. Nadine Merriman – Violation letters sent to co-owners regarding weeding/landscaping issues. Dan and Nadine cleaned the berm(s) along Lexington. Denny's weed whacking still inadequate.

COMMONS: Andrea Farris- A volunteer project is coming focusing on cleaning up the islands.

ROOFING/SIDING/SPECIAL PROJECTS: No report

WELCOMING: Nadine Merriman – No report

WEBSITE: No report

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

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

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

As of 4/30/2022 Total current assets - \$729,470.70

Darlyn noted pool supplies were under budgeted; building repairs have been higher than budgeted.

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

As of 6/17/22: 27 open

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. Darlyn was asked to contact Midwest for status.

-Irrigation irregular in some zones. Darlyn sent a letter to the company requesting they move sprinkler heads away from directly watering the clubhouse building.

- Only two (Kearns and Roof One) of the five contractors who received bid packages showed up for an onsite walk thru on 6/14 regarding the roofing project.
- Snow contracts have now been sent to 4 additional contractors. Darlyn expects 3 bids.
- Grass repair from Denny's Landscaping for \$940 to seed bare spots approved. Holly made a motion, Dan seconded.

NEW BUSINESS:

- On 6-2 the Board voted unanimously via email to accept a dryer vent cleaning contract for \$4365 from Dalton Environmental. Vents were cleaned on 6-13.
- Darlyn had suggested Shock Brothers for a second opinion on all trees. Darlyn says Shock Brothers not responding to her messages.
- Darlyn to secure bids for pothole repairs on our streets. No update.
- Remediation for 834 Yorktown completed. Nadine made a motion to approve Jarvis for reconstruction, Andrea seconded it for \$4933.
- 862 Yorktown bids coming for mold. It was asked if Healthy Homes can bid. Darlyn said yes.
- 1028 Bristol, French Drain for \$1286. Holly made a motion, Nadine seconded it.
- GFL trash carts -a co-owner present noted no smaller than 95 gallon available currently whereas another said they received a 65 gallon upon request. Andrea will compose an email and Darlyn will send it to the co-owners regarding questions.
- Dan Barnes said he's been advised gutters are not practical for eliminating water pooling problems at the clubhouse (diverters may be a possibility). He's researching.
- Dan was told by the city they are not responsible for cutting the grass along 8 mile (past the sidewalk; closest to 8 mile).

OPEN DISCUSSION:

- Ranged from electrical panels that are a HOA covered item per Darlyn and require an MR to be submitted plus if it's an emergency Herriman should be contacted directly. The same co-owner has cement issues and steps in need of repair. Was asked to submit MR's.

Holly made a motion to adjourn. Meeting adjourned at 5:47pm.

Next Meeting: Wednesday, July 20, 2022 at 4pm.

Michele Jasinski/LCHA Secretary