

## LCHA MONTHLY BOARD MEETING – JUNE 26, 2024

**LOCATION:** Clubhouse

**CALL TO ORDER:** Dan Barnes

**TIME:** 4:02pm

**PRESENT:** Dan Barnes, Laura Keller, Andrea Farris, Michele Jasinski, Nadine Merriman, Holly Hurd, Gretchen Eisenlohr, Darlyn Triplett/Herriman. **ABSENT:**

**APPROVAL OF BOARD AND EXECUTIVE AGENDAS:** Michele made a motion to approve the agendas. Dan seconded it. Approved.

**CO-OWNER COMMENTS:** None

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

### **COMMITTEE REPORTS:**

**CLUBHOUSE:** Jane Hicks- Laura says Jane emailed report. Rentals 6/15, 6/25 and one for July.

**POOL:** Dan Barnes – Using Pristine Pools’ digital phone at cost of \$500. Significant savings. Pool phone is mandatory to get a pool license for the season. Pool fob readers not yet replaced per Laura. Getting prices.

**BUILDINGS/GROUNDS:** Dan Barnes/Laura Keller -Laura says Spring Walk Around inspection concluded. Contract signed with Woodbrook. Waiting on start date. No fishing signs will be added to retention pond. Fishing lines have become entangled in the aerator at HOA expense to repair. Dan is researching a Trex deck contractor.

**LANDSCAPING/BEAUTIFICATION:** Nadine Merriman -Showed picture of outrageously huge bee’s nest on Saratoga. She and Gretchen starting process to survey dead trees. Fill out City app to proceed with removal.

**COMMONS:** Andrea Farris –John Palmer (Commons resident) landscaped Eight Mile entrance across from us.

**ROOFING/SIDING/SPECIAL PROJECTS:** Dan Barnes – Gutters replaced on Building M. Roofer cut holes in roof. Dan proposed hiring an inspector to make sure all contracted work has been completed correctly.

**WELCOMING:** Andrea Farris (Ellen Kelly) – Andrea says 5 new co-owners. One on Williamsburg, Bristol, Washington Circle and two on Yorktown Ct. All were presented with a small gift and an in person welcome.

**WEBSITE:** Laura Keller – Laura posted a different photo on the home page.

**ARR/BYLAWS:** Michele Jasinski (Nadine Merriman, Laura Keller) – Michele says work continues to update the ARRs. Landscape guidelines and awning ARR’s in progress.

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

As of 2/29/2024      Total current assets - \$337,237.66

As of 3/31/2024      Total current assets - \$397,559.73

As of 4/30/2024      Total current assets - \$403,026.60

Financials: Laura made a motion to approve the April Financials. Dan seconded. Approved.

**Delinquent Co-owner Accounts:** 7 as of 6/24/24

**Maintenance Requests:** 16 as of 6/24/24.

### **UNFINISHED BUSINESS:**

-The Revere easement agreement with North Lexington: Laura says North doesn’t want to pay for parking lot maintenance or storm drains. Now that it’s gone back and forth several times it’s now back to North again. Update 3-27-24: Laura says North is aware that drainage needs to be shared, but parking will not be shared. Agreement is back to North’s lawyers. Update 4-24-24: Laura says final draft needs to be signed. Board received a copy of draft. Update 5-22-24: Documents need in person notarization. **Update 6-26-24:** Waiting on signed copies.

-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. Update: Laura suggested she and Dan come up with a proposal on how to proceed. Update 7-26-23: Dan suggests getting an inexpensive assistant to help him and he will check the garage attics himself. Update 9/27: Dan and Laura completed vent inspections themselves on the majority of units. Roof One to make some corrections. Update:10-19-23 Roof One corrections have not been completed. Update:12-6-23: Roof One corrections not complete. Update:1-24-24 Roof One corrections for Buildings J and L not done yet. And pipe configuration for Building E has not been done. Update 3-27-24: Weather has not permitted further work. Update 4-24-24: Darlyn says they have resumed work on the dryer vents. Dan says Building E needs "boot" fixed. **Update 6-26-24:** Work has been completed per Dan.

-Some charges still occurring with the old water meters per Dan. City should've informed LC's to remove them when individual metering was installed. Dan is talking to the City.

Update:10-19-23 Laura and Dan compiling a detailed list of the overcharges to present to the City.

Update 12-6-23: Laura, Dan and Andrea met with Mike Dominie at the City about removing the old city owned meters that are not being read but are being billed and the sewer charge for irrigation water that goes into the ground not into the sewers. Dominie to look into this further.

Update:1-24-24 Laura has not heard back from the city yet. Update 2-28-24: Laura asked Mr. Dominie to give us a \$4500 rebate. He did not agree to do that after he discussed with the City Manager. More discussion to come. Update 3-27-24: Laura sent email to Mike Dominie. Laura and Dan will pursue a meeting with the City Manager, George Lahanas. Update 4-24-24: Laura says we are currently paying for 14 unused meters for about \$800 a year. North has bills for 17 buildings. 9 of which they have never been charged for. Dan, Laura and Les Debora from North Lexington to meet with City Manager. Update 5-22-24: Laura says need to set up appointment with the city. **Update 6-26-24:** Laura says they met with Mike Dominie on 6/14. Issue will be resolved favorably for our HOA. Waiting for all to be put in writing.

## **NEW BUSINESS**

-\$7,414 Building M change order for wood/paint unanimously board approved via email 5/29/24.

-Holly suggested ACE Landscaping cut the grass an inch higher to conserve water and the grass.

-ACE thinks creek maintenance is taking too much time. They'll ask for more money for 2025.

-Darlyn stated that Dan's approval is needed first in order to add items to the agenda.

-Letters sent to co-owners 6/7 to attend to violations noted in Spring Walk Around done on 5/30.

-Holly made a motion to approve an additional \$707 for miscellaneous plantings Nadine wants. Gretchen seconded it. Michele voted no. Approved.

-New water drainage problem occurring behind Building C per Dan and Laura. Additional shrubs may be added.

-Nadine wants to sign a 3-year agreement with Connecting Directories. They print and deliver for free 100 telephone directories. Tabled for now.

-The board agreed Tri-County Irrigation needs system repaired, operable and water on by June 1<sup>st</sup> each year due to dry grass and brown patches everywhere the first couple weeks of June 2024.

-Nadine noted not all walkways have trim boards. Some board members claim that was agreed to a long time ago, i.e. Not to replace the trim boards along walkways.

-Holly says nails rusted on Building K. Painted two years ago. Dan says painter will fix.

-Pool party for our co-owners will be Saturday, August 3 (rain date 8/4).

Dan made a motion to adjourn. Meeting adjourned at 6:06pm.

Next Meeting: Wednesday, July 24, 2024 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary