

LCHA MONTHLY BOARD MEETING – JUNE 28, 2023

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 4:02pm

PRESENT: Laura Keller, Holly Hurd, Andrea Farris, Dan Barnes, Nadine Merriman, Michele Jasinski, Mary Salmon (arrived at 4:20p), Darlyn Triplett/Herriman. **ABSENT:** No one

APPROVAL OF AGENDA: Michele and Darlyn requested adding three topics to Executive session. The board agreed. Michele made a motion to approve. Holly seconded. Agendas approved.

CO-OWNER COMMENTS: Sonny Vucenovic (Executive session)

APPROVAL OF MAY MINUTES: Holly requested a couple of changes. The board agreed. Holly made a motion to approve. Dan seconded. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –No report. Dan commented on a specific rental. See Executive Minutes. Per Laura, the clubhouse likely needs a new router due to recent issues with the Wi-Fi and a professional who looked at it.

POOL: Dan Barnes – Dan says more research and another opinion needed on the cement/drainage issues.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller – Letters sent to 30 co-owners after a “walk around”. Majority were for weed clean up around patios and decks.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman – Dan and Laura cleaned up pine cones along Taft. City (not GFL) may be picking up the yard waste bags resulting from that effort. Nadine to contact ACE regarding grass/leaves not being blown out at units with recessed front doors.

COMMONS: Andrea Farris –Successful turnout for the first ever food truck on 6/16. The clubhouse has been rented by the Commons for meetings five times for a total of \$250 that benefits our HOA.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes –He discussed the change orders. See “New Business”

WELCOMING: Andrea Farris (Ellen Kelly) – 1048 Bristol Ct., 866 Yorktown Ct.

WEBSITE: Laura Keller – No report.

ARR/BYLAWS COMMITTEE: Michele Jasinski (Nadine Merriman, Mary Pokryfki, Laura Keller) – We are approaching a vote on the Master Deed & Bylaw revisions. During our meeting today (Executive session) the Board will choose the date that votes will be counted which will also be the deadline to vote. That date will determine how far in advance voting documents should be mailed to co-owners.

VIOLATION COMMITTEE: No report.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 3/31/2023	Total current assets - \$514,854.91
As of 4/30/2023	Total current assets - \$526,003.46
As of 5/31/2023	Total current assets - \$525,463.83

Financials: Holly made a motion to approve the May Financials. Nadine seconded. Approved.

Delinquent Co-owner Accounts: Currently 8 as of 5/31/23.

Maintenance Requests: Both assigned and unassigned. As of 6/26/23 there are 39.

UNFINISHED BUSINESS:

-GFL regarding hydraulic fluid leaking from their trash trucks. 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.

-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:** Chris from Brightview will meet with Laura.

-Letters to be mailed this month to co-owners with sump pumps to start inspections.

-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 will come up with a proposal on how to proceed.

NEW BUSINESS:

-Change orders for additional wood replacement approved unanimously by the board via email for Building H, \$4,042; Building G, \$2,828; Building F, \$9,486.

-The Board agreed to add language to the irrigation contract for TriCounty Irrigation for the contractor to be onsite around mid-May to activate the system and determine repairs to avoid what happened this past May where we had a 22 day dry spell and contractor didn't service our account until the beginning of June.

-Michigan Construction bid on some of the additional cement maintenance requests. Laura made a motion to approve \$9500. Michele seconded. Nadine abstained. Approved.

-After much research by Andrea, she and Dan (based on Board approval at the May 2023 meeting) moved the Chase funds to Fidelity (6/26/23) and will "ladder" the CD's so our HOA can begin benefiting from higher interest rates. The Chase account was closed.

Dan made a motion to adjourn. Meeting adjourned at 5:50pm.

Next Meeting: Wednesday, July 26, 2023 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary