

## LCHA MONTHLY BOARD MEETING – JULY 26, 2023

**LOCATION:** Clubhouse      **CALL TO ORDER:** Dan Barnes      **TIME:** 4:10pm

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

**APPROVAL OF AGENDAS:** Holly made a motion to approve. Laura seconded. Approved.

**CO-OWNER COMMENTS:** None

**APPROVAL OF JUNE MINUTES:** Laura made a motion to approve BOD Minutes. Dan seconded. Holly made a motion to approve Executive. Andrea seconded. All were approved.

### **COMMITTEE REPORTS:**

**CLUBHOUSE:** Julie Dunville –No report. Darlyn/Dan said Julie has resigned. Dan wanted to (and did) make a motion to appoint Nadine as the clubhouse rep. Andrea seconded it. Approved. Laura says WOW found a faulty cable and replaced it and the modem at no charge. Professional cleaners to clean before the next rental.

**POOL:** Dan Barnes – Laura says Dan cleaned overgrowth along east side of pool fence.

**BUILDINGS/GROUNDS:** Dan Barnes/Laura Keller – Laura says burning bushes trimmed around the clubhouse. She did walk around with Andrea as follow up to letters sent to co-owners and some complied with issues noted in the letters, some partially, some not at all. Laura says irrigation could be reduced. Some areas are very wet and never dry out. Another contractor has looked at Building N patio issue and is not interested.

**LANDSCAPING/BEAUTIFICATION:** Nadine Merriman – No report. See Lexicon.

**COMMONS:** Andrea Farris –No report.

**ROOFING/SIDING/SPECIAL PROJECTS:** Dan Barnes – Waiting on concrete block repair to restart painting.

**WELCOMING:** Andrea Farris (Ellen Kelly) – 4 new co-owners yet to be contacted.

**WEBSITE:** Laura Keller – No report.

**ARR/BYLAWS COMMITTEE:** Michele Jasinski (Nadine Merriman, Mary Pokryfki, Laura Keller) – Voting documents were mailed to co-owners. Board agreed to ask Ellen Kelly to be a neutral third party and participate in the count on 8-21-23 along with the Secretary, Michele, and the Property Manager, Darlyn Triplett.

**VIOLATION COMMITTEE:** No report.

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

As of 4/30/2023	Total current assets - \$526,003.46
As of 5/31/2023	Total current assets - \$525,463.83
As of 6/30/2023	Total current assets - \$540,887.95

**Financials:** Dan made a motion to approve the Financials. Holly seconded. Approved.  
Per Andrea, Flagstar account closed. \$200,000 moved to Fidelity and invested in CD ladders.

**Delinquent Co-owner Accounts:** 7 as of 6/30/23.

**Maintenance Requests:** No report.

## **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. **Update 7/26/23:** Brightview resolved the problems. Issue closed.

-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.

-Michigan Construction concrete work began on 7/21/23 and scheduled to resume 7/31.

-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. **Update 7/26/23:** Andrea says Flagstar account closed. \$200,000 moved to Fidelity and invested in C-D ladders

## **NEW BUSINESS:**

-Unaudited accounting statements for 2022 ending 1/31/23 were given to the board members and provided by our CPA Owens & Strussione.

-Laura made a motion to increase the clubhouse security deposit to co-owners who rent the clubhouse to \$200 to cover the cost of professional cleaning when the premises are not left in agreed upon condition. Holly seconded it. Approved.

-Voting documents for Proposals 1 and 2 were approved by the Board via a unanimous email vote on 7/7/23.

-Frost & Krestch Plumbing to test cross connection/backflow preventions on Buildings A,C,G,N per Oakland County mandate to test.

-On 7/12 Darlyn approved a change order for Building E resulting in a credit of \$290.

Dan made a motion to adjourn. Meeting adjourned at 5:29pm.

Next Meeting: Wednesday, September 27, 2023 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary