

LCHA MONTHLY BOARD MEETING – SEPTEMBER 27, 2023

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 4:00pm

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

APPROVAL OF AGENDAS: Laura made a motion to approve the agenda as amended to show Nadine is Clubhouse Chair and there is no Nominating Committee. Holly seconded it. Approved.

CO-OWNER COMMENTS: None

APPROVAL OF JULY/AUGUST MINUTES: Laura made a motion to approve BOD, Executive, Special Meetings Minutes. Dan seconded. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Nadine Merriman – Dan says Nadine Merriman resigned. Laura said renovations for the bathrooms are complete. \$2500 budgeted for materials for two bathrooms. Total cost \$2850. No labor costs due to the skills and time donated by Laura Keller and Dan Barnes. Dan says he's working with Blackstone on the pool drainage problem.

POOL: Dan Barnes – Dan says Pristine will be preparing the pool to close soon for the winter.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller – Laura says Michigan Construction is doing block work for Building B. Dan and Laura to discuss with Les from North Lexington the creation of a formal easement agreement for Revere (street is shared by both Associations). Building B scheduled to be painted starting next week after block work. Touch up to previously painted garage doors to be done also. Ellen Kelly and Laura have been doing touch up painting on faded, exterior light fixtures. 8 Mile entrance island lights now working after electrician repairs. At least four units need gutters reconfigured. Darlyn was asked to have evaluations done on asphalt repairs for next year.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman – No report.

COMMONS: Andrea Farris – Food truck on 9/23 in Commons parking lot was once again a success.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes – Building M to be roofed in October.

WELCOMING: Andrea Farris (Ellen Kelly) – No new co-owners.

WEBSITE: Laura Keller – No report.

ARR/BYLAWS COMMITTEE: Michele Jasinski (Nadine Merriman, Mary Pokryfki, Laura Keller) – Via the 9/27/23 Lexicon an invite was extended to co-owners regarding getting their feedback on Proposal 1 of the bylaws.

VIOLATION COMMITTEE: Laura made a motion to dissolve the committee. Holly seconded it.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 6/30/2023 Total current assets - \$540,887.95

As of 7/31/2023 Total current assets - \$378,267.29

As of 8/31/2023 Total current assets - \$394,351.43

Financials (July/August): Michele made a motion to approve the Financials. Mary seconded it. Approved. Andrea noted credit union money market account interest has increased to 3.75. She also passed out a cash flow summary graph/table for Fidelity showing LCHA is making money.

Delinquent Co-owner Accounts: 15 as of 8/31/23.

Maintenance Requests: 11 as of 9/25/23.

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. **Update 9/27/23:** Andrea saw GFL truck on 9/27 covering sewers with pads and washing the streets to remove the oil.

-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.

-Sump pump inspections completed end of July per Darlyn. All in good condition.

-Frost & Krestch Plumbing to test cross connection/backflow preventions on Buildings A,C,G,N per Oakland County mandate to test. **Update 9/27:** Testing completed.

-Cement repairs completed 9/22/23 (Luigi).

NEW BUSINESS:

-Holly made a motion to approve a 3-year Brightview snow contract. Dan seconded it. Approved. \$59,500 the first year and a 3% increase each year after.

-The board agreed to clean dryer vents at the HOA's expense every other year starting in 2024.

-Herriman will mail co-owners a hard copy of the Articles of Incorporation (Proposal 2) that passed along with the Certificate of Amendment that was filed on 8/31/23 with the State of Michigan.

-Dan made a motion to approve himself, Laura, Andrea, Neil Manley, assisted by Darlyn as the Budget Committee. Laura seconded. Andrea will be chair.

-Andrea researched a cheaper option for the pool phone using a digital connection with AT&T rather than a landline. Currently \$294 a month. Would become \$150 a month.

-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.

-Building A change order for Exterior Painters for \$11,248 approved via unanimous email on 8/22.

-\$5000 for Comer & Cross approved via unanimous email on 8/30 to repair exterior, front balcony at 886 Yorktown Ct.

-Per Andrea the Commons board voted to rebate LCHA \$5820 to be used for landscape beautification. Andrea had the check in hand.

-Laura wanted a shout out to co-owners who have stained their decks with approved color and it looks good!

-Dan asked if the board would agree to move October meeting from 10/25 to 10/19. All agreed.

Dan made a motion to adjourn. Meeting adjourned at 5:42pm.

Next Meeting: Thursday, October 19, 2023 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary