

LCHA MONTHLY BOARD MEETING – September 28, 2022

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, Darlyn Triplett (Herriman), **ABSENT:** No one

APPROVAL OF AGENDA: Michele made a motion to add a vote on ARR 2.3 and a discussion/vote on a MR for a co-owner on Washington Circle and to correct inaccuracies on list of various approved Minutes that occurred since the previous regular board meeting (on 7/20). Dan seconded. Agenda was then approved.

CO-OWNER COMMENTS: Dave Sutton. His concerns included his statement that he didn't know board meetings were closed. He didn't notice the closure was noted in the Minutes posted on the website. He asked that website home page "last updated" show when site is updated. He stated that he didn't receive HOA information via email.

APPROVAL OF MINUTES: The board acknowledged the unanimous email approval of the 7/20 regular board meeting, 7/25 and 9/1 Special meetings and 9/1 Special Executive meeting Minutes. The Agenda was corrected to show there was no request to move approval of the 7/20 Executive Minutes to the Executive session. There was no Executive session at the 7/25 Special meeting. Nadine made a motion to approve all the Minutes plus the addition of the 7/20 Executive Minutes. Andrea seconded. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –Absent. One rental reported via a board member.

POOL: Dan Barnes – Pool closed for the season with a new \$400 pool cover. Still water erosion issues regarding the tile. Expect additional repairs in the future.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller – Andrea got a quote from the contractor repaving the Lexington Commons (Taft Rd) parking lot to repair road damage on Lexington at Revere. Laura contacting the city of Northville since Lexington repairs is their responsibility.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman –Wants to hold back \$1500 because she's not happy with Denny's Landscape not weeding.

COMMONS: Andrea Farris- Says the Commons wants to repave the lot on Taft to accommodate food trucks. Received a bid of \$28,000 to repave.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes –No report.

WELCOMING: Nadine Merriman – 1116 Washington Circle and one on Williamsburg.

WEBSITE: Laura Keller – Updated recently. HH suggested posting new picture on home page.

ARR/BYLAWS COMMITTEE: Michele Jasinski – Committee (Nadine Merriman, Mary Pokrpfki) has had eight meetings to research/discuss. Met with the board 9/22 for their input.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 5/31/2022 Total current assets - \$728,551.19

As of 6/30/2022 Total current assets - \$743,691.06

As of 7/31/2022 Total current assets - \$740,145.15

Financials: Laura made a motion to approve June. Michele seconded. Approved.

Andrea made a motion to approve July. Dan seconded. Approved.

There are currently seven delinquent co-owner accounts.

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

As of 9/28/22: Still waiting on a MR report from Herriman.

UNFINISHED BUSINESS:

-Midwest Concrete agreed to re-pour 880 Yorktown garage floor. Adding inspection of walkway at 1032 Bristol.

NEW BUSINESS:

-Nadine made a motion to approve the Building K change order request from Exterior Paint for \$1280. Dan seconded. Approved.

-Michele made a motion to dissolve ARR 2.3, Co-owner Use of the Clubhouse. Andrea seconded. Approved.

-Michele made a motion to approve Brightview for snow removal, salt and ice melt for \$59,500. Mary Salmon seconded. Unanimous. Approved.

-Blackstone Landscaping contract for \$6,545 to replace 7 trees, purchase 10 bushes, re-landscape island on Bristol and more approved unanimously via email vote on 8/24.

-Dan made a motion to approve radon ARR 3.10. Holly seconded. Laura voted no. Approved.

-Dan appointed a budget committee to include himself, Mary Salmon, Mary Pokryfki and Andrea as the Chairperson.

-For \$500 the clubhouse received a new TV, Apple TV+ and upgraded Zoom capability much needed for meetings and all available for renters of the clubhouse.

Dan made a motion to adjourn. Meeting adjourned at 6:22pm.

Next Meeting: Thursday, October 27, 2022 at 2pm.

Michele Jasinski/LCHA Secretary