

LCHA MONTHLY BOARD MEETING – APRIL 24, 2024

LOCATION: Clubhouse

CALL TO ORDER: Dan Barnes

TIME: 4:11pm

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

APPROVAL OF BOARD AND EXECUTIVE AGENDAS: Holly made a motion to approve. Nadine seconded it. Approved.

CO-OWNER COMMENTS: None

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

COMMITTEE REPORTS:

CLUBHOUSE: Jane Hicks- Per Laura the Commons will rent it on 4/25.

POOL: Dan Barnes –No report.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller -Laura says Building N painting is done. Building D is being prepped. Then back to Building M. Then C and D. One address on Yorktown yet to do for masonry. Need to set up date for walkaround. 40 co-owners were emailed about their balconies that HOA is responsible for and some were addressed last year. Balcony work will continue. Laura wants to select 3 balconies as test cases. Price for repairs and finish range from \$470 - \$1060. Company would be Woodruff. Dan made a motion to approve the test case process. Laura seconded. Approved.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman -Says see her report in the Lexicon.

COMMONS: Andrea Farris –Commons meets 4/25 to discuss 2024 projects and the annual garage sale.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes – Roof One doing Building M right now.

WELCOMING: Andrea Farris (Ellen Kelly) – Andrea says 5 new co-owners.

WEBSITE: Laura Keller – No report.

ARR/BYLAWS: Michele Jasinski (Nadine Merriman, Laura Keller) – Michele says we continue to update ARRs.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 1/31/2024 Total current assets - \$262,185.65

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

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

Financials: Not approved yet. Board received them just prior to the meeting. No time to review.

Delinquent Co-owner Accounts: No update from Herriman.

Maintenance Requests: 8 as of 4/22/24.

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.

-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.

-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.

NEW BUSINESS:

-Sump pumps. Do we want annual inspections or every other year? Dan made a motion to approve biannual inspections. Nadine seconded it. Approved.

-Irrigation company found repairs are needed. Approx. 8 sprinkler heads damaged. Approx. \$500.

-ARR 1.8 Election Procedures: Revised for the first time since 2005. Our law firm reviewed it. Michele made a motion to approve. Nadine seconded. Holly voted No. Approved.

-ARR 2.2 Pool Regulations. Revised for the first time since 2006. ARR 2.2a. Last revised in 2013. Both reviewed by our law firm. Andrea made a motion to approve. Gretchen seconded. Approved.

-ARR 1.7 Fines/Charges – Vote taken to see if the \$25 initial fine should be increased. Gretchen made a motion to approve leaving fine at \$25. Dan seconded it. Laura voted No. Approved.

-Nadine wants fire pits. Has been talking to Asst. Fire Chief of Northville. Board asked that the Chief show up to a board meeting due to lots of questions that need to be addressed.

-\$6425 to repair retaining wall behind Building M. Laura made a motion to approve the quote from Blackstone. Nadine seconded it. Holly and Dan voted No. Approved.

-\$1920 for Blackstone to landscape behind Building C on Bristol. Nadine made a motion to approve. Laura seconded it. Holly, Gretchen and Michele voted No. Approved.

Dan made a motion to adjourn. Meeting adjourned at 5:44pm.

Next Meeting: Wednesday, May 22, 2024 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary