

LCHA MONTHLY BOARD MEETING – February 28, 2024

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 4:01pm

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

APPROVAL OF BOARD AND EXECUTIVE AGENDAS: Date of the next board meeting is incorrect and will be updated. Laura made a motion to approve the agendas. Nadine seconded it. Approved.

CO-OWNER COMMENTS: None

APPROVAL OF ALL JANUARY MINUTES: Darlyn asked that a change be made to the Executive Minutes to include a specific conversation between her and a board member. The board agreed. Laura made a motion to approve the Minutes. Dan seconded it. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Jane Hicks- Per Laura, Jane says there is one rental on 3/31. The clubhouse was professionally cleaned in February. The Super Bowl viewing party open to all co-owners had a healthy turnout and was fun!

POOL: Dan Barnes –No report.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller -Per Laura, Spears needs to stump grind 3 stumps behind Building C.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman -Some damage from snow plows over winter. Damage documented. The company will repair. Nadine working on getting tree bond back from the City of Northville.

COMMONS: Andrea Farris – Commons will hold its annual Easter Egg Hunt. Date to be decided.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes – Darlyn says Roof One is ready to do Building M.

WELCOMING: Andrea Farris (Ellen Kelly) – Per Andrea, no new co-owners.

WEBSITE: Laura Keller – No report.

ARR/BYLAWS: Michele Jasinski (Nadine Merriman, Laura Keller) – Committee met to update ARR 1.8 Election Procedures. In progress. Additional research needed.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 11/30/2023	Total current assets - \$342,037.88
As of 12/31/2023	Total current assets - \$374,671.97
As of 1/31/2024	Total current assets - \$262,185.65

Financials: Andrea made a motion to approve the January Financials. Dan seconded it. Approved.

Delinquent Co-owner Accounts: 9 as of 1/31//24.

Maintenance Requests: 15 as of 2/22//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.

-Darlyn presented our board with a new 3-year contract proposal from Herriman to continue as LCHA's management company. It's under discussion. Update:1-24-24: Discussion was tabled for now. **Update 2-28-24:** Nadine made a motion to approve the new contract that included changes the board asked for and permission for Herriman to spend up to \$2000 without board approval. Laura seconded it. Approved.

CON'T

-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.

-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.

NEW BUSINESS:

- Coupons mailed last week of January to co-owners who mail HOA fees and for the assessments.
- Darlyn signed \$800 renewal for the Tri-County Irrigation contract. She will update the language as agreed to last year to have them onsite by the third week of May.
- Nadine made a motion to approve RAR Construction's bid for \$11,000 for 22 units for cement work. Andrea seconded it. Approved.
- Nadine made a motion to approve Wagenschutz fertilizer and grub control contract for \$4805. Andrea seconded it. Approved.
- Dan made a motion to approve ACE providing mulch for \$6,525. Laura seconded it. Approved.
- Laura made a motion to approve \$164,176 for Exterior Painters to paint buildings C,D,L,M,N. Michele seconded it. Holly abstained. Approved. Holly asked that payment for one building be held back as a buffer to be paid in 2025 (if needed to avoid an assessment). Darlyn to try to arrange that.
- Election update: have to meet quorum at the Annual meeting to "elect" the board. Herriman to send a communication from the board to co-owners asking for their attendance or proxies. Herriman mailed co-owners notice of Annual Meeting.
- CAI (Community Associations Institute) conference will be attended by Andrea, Laura and Nadine.
- Nadine asked about creating a phone directory for our condos. Discussed. No decision.
- Nadine asked about having (some?) open board meetings. Discussed. No decision made.
- Laura presented a bid from C&L Ward to replace clubhouse door walls and windows in 2025. Informational only for budgeting purposes. Other bids to be obtained.

Laura (we lost video on Dan on Zoom) made a motion to adjourn. Meeting adjourned at 5:50pm.

Next Meeting: Wednesday, March 27, 2024 at 7pm at the Clubhouse. This is the Annual Meeting. The board meeting follows the conclusion of the Annual Meeting.

Michele Jasinski/LCHA Secretary