

## LCHA MONTHLY BOARD MEETING – January 24, 2024

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

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

**APPROVAL OF BOARD AND EXECUTIVE AGENDAS:** Laura made a motion to approve the agendas after Darlyn asked for an amendment to include Pristine Pools. Nadine seconded it. Approved.

**CO-OWNER COMMENTS:** None

**APPROVAL OF DECEMBER MINUTES:** Michele asked that an amendment be made to the Special Minutes to add a statement from our lawyer regarding the assessment. Nadine made a motion to approve the 12/6 BOD Minutes and 12/15 Special Minutes. Andrea seconded it. Approved.

### **COMMITTEE REPORTS:**

**CLUBHOUSE:** Jane Hicks- Dan says there were two December rentals, but one backed out. Per Laura (Jane says) there is a January rental. The clubhouse will be cleaned professionally on 2/1.

**POOL:** Dan Barnes –No report.

**BUILDINGS/GROUNDS:** Dan Barnes/Laura Keller -No report.

**LANDSCAPING/BEAUTIFICATION:** Nadine Merriman -No damage from recent ice.

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

**ROOFING/SIDING/SPECIAL PROJECTS:** Dan Barnes –Our contact, Scott, is leaving Roof One. Darlyn is now working with their Ops Manager instead.

**WELCOMING:** Andrea Farris (Ellen Kelly) – Per Andrea, new co-owner at 876 Yorktown Ct.

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

**ARR/BYLAWS:** Michele Jasinski (Nadine Merriman, Laura Keller) – No report.

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

As of 10/31/2023      Total current assets - \$354,713.80

As of 11/30/2023      Total current assets - \$342,037.88

As of 12/31/2023      Total current assets - \$374,671.97

**Financials (November and December):** Michele made a motion to approve the Financials. Nadine seconded it. Approved.

**Delinquent Co-owner Accounts:** 11 as of 12/31//23.

**Maintenance Requests:** 9 as of 1/23//24.

### **UNFINISHED BUSINESS:**

-The Revere easement agreement with North Lexington: Laura said Les DeBora was to meet yesterday with his board. Our lawyer has looked at it and made changes and it's now back in North Lexington's hands. No update yet.

-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.

## 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.

## NEW BUSINESS:

-The approved Budget and Assessment correspondence was mailed to co-owners 12/26/23.

-Darlyn stated that there would not be late charges for February HOA fees since the coupons for co-owners mailing in were not ready yet from the printer.

-Board unanimously approved an email from Darlyn on 1/17/24 to purchase the pool chemicals at a discounted rate of \$2631.40.

-Nadine made a motion to approve the new contract for Pristine Pools for \$11,941.50 and Holly seconded it. Laura voted no. It was approved.

-Per IRS ruling 70-604 the board of directors annually makes an election to carry forward any membership income (nontaxable profits). Michele made a motion to forward any remaining positive income balance to the next fiscal year (2024). Andrea seconded it. Approved.

-The board officially set the Annual Meeting date for March 27, 2024 at 7p. Seven seats are open. Anyone wanting to join the board should note the procedures outlined in the January Lexicon and in the forthcoming mailing from Herriman also announcing the Annual Meeting and procedures.

.

Dan made a motion to adjourn. Meeting adjourned at 5:01pm.

Next Meeting: Wednesday, February 28, 2024 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary