

LCHA MONTHLY BOARD MEETING – JULY 31, 2024

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 4:06pm

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

APPROVAL OF BOARD AND EXECUTIVE AGENDAS: Andrea made a motion to approve the agendas after Jane Hicks was added for an in-person clubhouse report, the pool party was added and the next meeting date was corrected to read 9-25-24. Dan seconded it. Approved.

CO-OWNER COMMENTS: None

APPROVAL OF ALL MAY MINUTES: Laura made a motion to approve. Dan seconded it. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Jane Hicks- One rental for July. The clubhouse was cleaned 7/22. Light fixture over counter broke while being cleaned and a drawer glide broke. Laura and Andrea purchased parts and repaired both.
POOL: Dan Barnes – Getting new pool fob readers and software per Laura. About \$1200. Dan noted shower needs a new valve. About \$200.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller -Dan and Laura power washed our Eight Mile entrance sign. Timber wall behind Building M repaired. \$400 more due to issues found. Area behind Building C “was like a bog”. Blackstone came in for \$500. Put in rock and landscaping fabric for drainage. Building doesn’t have enough downspouts. Patio flooding occurs.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman -Planning to meet with a company about tree trimming. Planted some hostas. Moved some bushes. Wants more mulch and shade tolerant bushes. It was noted that the (previously treated) pervasive “nutsedge” is back.

COMMONS: Andrea Farris –No report.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes – May consult Exterior about paint colors for clubhouse.

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

WEBSITE: Laura Keller – No report.

ARR/BYLAWS: Michele Jasinski (Nadine Merriman, Laura Keller) – Michele says work continues to update the ARRs.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 3/31/2024	Total current assets - \$397,559.73
As of 4/30/2024	Total current assets - \$403,026.60
As of 5/31/2024	Total current assets - \$445,513.60

Financials: Laura made a motion to approve the May Financials. Dan seconded. Approved.

Delinquent Co-owner Accounts: 8 as of 7/29/24

Maintenance Requests: 38 from 5/1-7/30/24.

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 of draft. Update 5-22-24: Documents need in person notarization. Update 6-26-24: Waiting on signed copies. **Update 7-31-24:** Docs have to be filed with the court.

-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. Update 6-26-24: Work has been completed per Dan. **Update 7-31-24:** The board voted not to have the HOA pay for dryer vent cleaning. Our governing documents do not state that our HOA is responsible for cleaning. The work has not covered cleaning the inside portion of vent from back of dryer to the wall. Michele made a motion the HOA will not be paying. Dan seconded. Holly abstained. Approved. Dan asked if Building L vents are completed. Darlyn to check or Dan may meet with Roof One.

-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. Update 5-22-24: Laura says need to set up appointment with the city. Update 6-26-24: Laura says they met with Mike Dominie on 6/14. Issue will be resolved favorably for our HOA. Waiting for all to be put in writing. **7-31-24 Nothing in writing yet.**

NEW BUSINESS

-Darlyn says annual hard copy of financials from Owens & Strussione will be dropped off to each board member. Board approved Engagement Letter for \$3100 each for years 2025-2026 after Dan made a motion to do so and Andrea seconded it.

-Pool party for our co-owners will be Saturday, August 3 (rain date 8/4). Food will be ready at 1p.

-15 co-owner's balconies to be serviced by Woodbrook Painting & Power Washing this year.

-Board approved Deck Detail after Laura made a motion and Holly seconded it for \$3368 for repairs needed at 1066 Washington.

-Board approved ACE Landscaping for \$1550 to clean west side of property at end of Bristol after Laura made a motion and Nadine approved.

-Dan confirmed sprinklers are working behind Building K in response to Holly's MR that they are not. Dan says per ACE Landscaping grass is not mowed. It's weed whacked due to the hill/slope.

Dan made a motion to adjourn. Meeting adjourned at 5:29pm.

Next Meeting: Wednesday, September 25, 2024 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary