

LCHA MONTHLY BOARD MEETING – March 27, 2024

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 8:36pm

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

APPROVAL OF BOARD AND EXECUTIVE AGENDAS: Darlyn asked to amend the agenda to remove Mary Salmon and add Gretchen Eisenlohr. Holly made a motion to approve. Laura seconded it. Approved.

CO-OWNER COMMENTS: None

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

COMMITTEE REPORTS:

CLUBHOUSE: Jane Hicks- Per Laura there is one rental on 3/31.

NOTE: All other reports were given at the Annual Meeting preceding the Board meeting.

POOL: Dan Barnes –No report.

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

LANDSCAPING/BEAUTIFICATION: Nadine Merriman -No report.

COMMONS: Andrea Farris –No report.

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

WELCOMING: Andrea Farris (Ellen Kelly) – No report.

WEBSITE: Laura Keller – No report.

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

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

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

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

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

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

Delinquent Co-owner Accounts: 10 as of 2/29/24.

Maintenance Requests: 12 as of 3/25/24.

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.

-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.

-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.

-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. **Update 3-27-24:** Brian at Exterior agreed to hold back payment until 2/2025 for one building, if that becomes necessary.

NEW BUSINESS:

-Darlyn says on 12-23-23 correspondence was sent to co-owners that our HOA changed banks to Alliance Bank due to Herriman updating their systems. The bank name was not listed in the paperwork.

Dan made a motion to adjourn. Meeting adjourned at 9:08pm.

Next Meeting: Wednesday, April 24, 2024 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary