

LCHA MONTHLY BOARD MEETING – MAY 22, 2024

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 4:05pm

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: Michele asked that two email change orders under #5 be added to agenda. Dan made a motion to approve. Holly seconded it. Approved.

CO-OWNER COMMENTS: None

APPROVAL OF ALL APRIL MINUTES: Andrea made a motion to approve. Nadine seconded it. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Jane Hicks- No report.

POOL: Dan Barnes –Pool opens Saturday on Memorial weekend. Four, ten-year old fob reader boxes. Laura has a call in to alarm company to change the boxes due to problems with them.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller -Laura met with rep from Benjamin Moore regarding stain for the balconies. Dan says irrigation not turned on. Waiting on repairs.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman -Discussion regarding adjusting 8 mile entranceway lighting. Darlyn says topic was researched before and cost is \$2000 to raise the lighting.

COMMONS: Andrea Farris –Annual garage sale will be 6/7-6/9.

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

WELCOMING: Andrea Farris (Ellen Kelly) – Andrea waiting on one co-owner to actually move in.

WEBSITE: Laura Keller – No report.

ARR/BYLAWS: Michele Jasinski (Nadine Merriman, Laura Keller) – Michele says work continues to update the ARR. Landscape guidelines may be the next one updated.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

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

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

April not yet available.

Financials: Laura made a motion to approve the March Financials. Nadine seconded. Approved.

Delinquent Co-owner Accounts: No update from Herriman.

Maintenance Requests: 9 as of 5/13//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.

-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. **Update 5-22-24:** Laura says need to set up appointment with the city.

NEW BUSINESS

-Gutters/downspouts on Building M to be replaced for free by Roof One after building is painted due to their error in removing them while roofing.

-Holly made a motion to approve (last updated in 2015), ARR 1.7 Charges for Violations of Bylaws/ARRs. Gretchen seconded it. Nadine voted No. Approved. Attorney reviewed the update.

-EGLE was onsite on 5-10-24 in response to a complaint about the Randolph Drain maintenance. They found our HOA was in compliance and issued a written (emailed) statement to that effect.

-All gutters were cleaned on 5-14-24.

-Laura made a motion to use a company called Woodbrook for \$1700 for paint/stain for 3 decks needing repairs. Andrea seconded. Holly voted No. Approved.

-Dan made a motion to approve \$16,234 for Building L regarding a change order for paint and wood replacement. Holly seconded it. Approved.

-The board approved via unanimous email a change order of \$7246 for Building N for wood/paint.

-Darlyn approved \$1114 under her spending authority a change order for Building D, wood/paint.

-Laura made a motion to approve \$1770 for Woodbrook to refurbish 3 decks. Andrea seconded. Holly voted No. Approved.

Dan made a motion to adjourn. Meeting adjourned at 5:19pm.

Next Meeting: Wednesday, June 26, 2024 at 4pm at the Clubhouse.

Michele Jasinski/LCHA Secretary