

LCHA MONTHLY BOARD MEETING – February 25, 2026

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 4:00pm

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

APPROVAL OF BOARD/EXECUTIVE AGENDAS: Darlyn asked that 10.10 be added to discuss Brightview. Laura made a motion to approve. Michele seconded. Approved.

CO-OWNER COMMENTS:

APPROVAL OF NOVEMBER MINUTES: Andrea made a motion to approve. Dan seconded. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Jane Hicks- Laura said 6 rentals including one coming for Easter.

POOL: Dan Barnes – No report.

BUILDINGS/GROUNDS: Dan/Barnes – No report.

LANDSCAPING/BEAUTIFICATION: Gretchen Eisenlohr – No report.

COMMONS: Andrea Farris – Invoices sent from Commons in January for annual fees.

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

WELCOMING: Andrea Farris (Ellen Kelly) – Andrea says 3 new co-owners to visit.

WEBSITE: Laura Keller – No report.

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

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 10/31/2025 Total current assets - \$516,641.15

As of 11/30/2025 Total current assets - \$539,313.30

As of 12/31/2025 Total current assets - \$558,690.05

As of 1/31/2026 Total current assets - \$568,843.62

Holly made a motion to approve November, December and January Financials. Laura seconded. Approved.

Delinquent Co-owner Accounts: 3 as of 2/23/26.

Maintenance Requests: 7 as of 2/23/26.

UNFINISHED BUSINESS:

-Laura and Andrea met with companies regarding replacing the deteriorating 50-year-old Clubhouse windows.

-**Update** on Windows 2/25/26: Laura made a motion, Dan seconded, Gretchen and Holly voted no, to approve Pella (fiberglass) windows at \$36,900. Motion passed.

--Michele made a motion to approve \$2600 for the west facing windows to be replaced also. Laura seconded, Holly voted no. Approved.

NEW BUSINESS:

-Budget for 2026-2027 sent to co-owners with mail in coupons (if you use) on 12-23-25.

-Board unanimously approved via email vote on 1-15-26 pool chemical purchase from Pristine Pools for \$3281.50.

-Unanimously approved via email on 1-21-26 the contract for Pristine Pools for \$11,620.

-Darlyn signed contract on 1-20-26 for \$780 for Aquatic Sales & Service for pond maintenance.

-Darlyn signed agreement on 2-19-26 for Tri-County Irrigation for \$880 for sprinkler system.

-Laura made a motion to approve the Solar Policy for the Homeowner's Energy Policy Act. Andrea seconded. Approved.

-Annual notice for the Annual meeting was mailed today to co-owners.

-Cruz Landscaping contract renewed for 3 years at \$29,775 per year. Laura made a motion. Dan seconded.

-Laura made a motion, Dan seconded, to approve Roofing PD for \$84,806 to roof Building N.
Approved.

-Laura made a motion to approve Wagenschutz (fertilizer, grub control, etc.) contract for 3 years at \$14,190 total. Andrea seconded. Approved.

-Dan made a motion and Michele seconded to approve Westerman at \$100 per week to clean the pool bathrooms. Same price as last year. Approved.

-Holly made a motion to approve, Gretchen seconded, a refund from Herriman for \$2520 plus the cost of door painting for two garage doors that failed after they were painted. Approved.

Next Meeting: Wednesday, March 25, 2026 at the Clubhouse after the 7pm Annual meeting.

Michele Jasinski/LCHA Secretary