

LCHA MONTHLY BOARD MEETING - JULY 22, 2020

LOCATION: CLUBHOUSE **CALL TO ORDER:** By the Vice President **TIME:** 2:00 pm July 22, 2020

ATTENDANCE

BOARD OF DIRECTORS

Scott Corcoran - President, Robin Nicholson - Vice President, Marilyn Campbell - Treasurer, Andrea Farris - Secretary, Nancy Kossak, Jean Holmes, Dan Barnes, Jay Carroll - John P. Carroll Management Company

APPROVAL OF AGENDA: Motion to approve agenda by Dan Barnes, seconded by Marilyn Campbell. Motion approved by all.

APPROVAL OF MINUTES: No approval of minutes from Annual Meeting. According to the by-laws, minutes from the Annual Meeting are reviewed and approved at the 2021 Annual Meeting.

COMMITTEE REPORTS:

Clubhouse: Nancy has no report due to the clubhouse not being presently used.

POOL: Dan reported that the lack of furniture at the pool is kept to a minimum to allow for social distancing by residents.

BUILDINGS/GROUNDS: Al Nunn presently doing mortar on brick walls. 1088 Washington Circle has leaning wall due to steps pushing walk. 1116 Washington Circle has bush roots pushing against brick wall that need to be removed. Gutters were cleaned Monday, no notice was given residents. Mailboxes were ordered for Saratoga and Bristol at a cost of \$4755.00. Motion to approve by Andrea and seconded by Jean. Motion approved by all.

COMMONS: No report. Next meeting September 3, 2020.

WELCOMING COMMITTEE: Robin and Nadine to speak with Karen Hasenstaub about hand outs. Robin suggested making a "Welcome Basket" to greet new owners.

BY-LAWS/POLICIES: Updating documents, tabled for now.

ROOFING & SIDING: Dan Barnes to chair.

WEBSITE: New Board Members and chair positions added. In a motion approved at the new board meeting on July 9, only one open board meeting will be held in March at the Annual Meeting. Residents with concerns may request to be put on the agenda of the regular monthly meetings by calling the management company.

GOVERNMENT RELATIONS: Scott to be the new chairperson.

REVIEW OF PRECEDING MONTH'S FINANCIAL REPORT:

MANAGEMENT: Total assets for May 2020 - \$401,143. Accounts payable for May 2020-\$ 26,473.88. Motion to approve by Marilyn and seconded by Robin. Motion approved.

Total assets for June 2020 - \$521,534. Accounts payable for June 2020-\$26,474. Motion to approve by Marilyn and seconded by Scott. Motion approved.

TREASURER: Treasurer reviewed all expenses in terms of accuracy and account allocation. Balance sheet and Income Statements. Motion to approve by Scott seconded by Andrea. Motion approved.

MANAGEMENT REPORT:

- 81 MR's processed year to date
- 20 MR's received during this month
- Utility Spreadsheets - Water bills

UNFINISHED BUSINESS:

1. Met with numerous contractors. The general consensus is that the roads have 5-8 years left of their life span. Various areas require patching. Best process is to mark areas after winter and select patch areas. Al's Asphalt's bid was \$9,750.00. Need more bids.
2. Projects underway - garage block-approved Michigan Construction - \$15,700.
902 Williamsburg, 1074 Washington, 926 Williamsburg, 822 Revere, 826 Revere
3. Siding & Painting Project - ongoing
4. Clubhouse Cameras - tabled from previous meetings

NEW BUSINESS:

1. Spring Walk Through - Bidding **on contracts**
2. Gutter cleaning - \$1750
3. Building C - drainage issue. Contract with Blackstone for drainage installation - \$1900. To be completed in August.
4. Serene Landscape Proposal reviewed. Motion by Marilyn to approve, seconded by Robin. Motion approved.
5. Revise ARR to ban firepits and heaters to comply with Northville Fire Code.
6. Mailboxes ordered at a cost of \$4,755
7. Sales - none
8. Contracts and signatures - tabled from previous meeting
9. Garage Door bids. Mike's Door - RW Door 9x7 - \$1021.29 16x7 - \$2,190.63
Safeway 9x7 - \$1604.84 16x7 - \$2,365,48
Suburban Door - Horman Timberlast 9x7 - \$839 16x7 - \$806
10. Service Log - 820 Revere Ct. - Renaissance Roofing Bid - \$1463. Motion to approve roofing at Dan Barnes and Jane Hicks by Robin seconded by Marilyn. Motion approved not to exceed bid.

MEETING ADJOURNED

4:00 PM

Andrea Farris
LCHA Secretary