

LCHA MONTHLY BOARD MEETING –March 23, 2022

LOCATION: Clubhouse

CALL TO ORDER: Michael Stevens

TIME: 9:02pm

PRESENT: Michael Stevens, Holly Hurd, Andrea Farris, Michele Jasinski, Dan Barnes (via Zoom/tablet), Darlyn Triplett (Herriman)

ABSENT: No one

CO-OWNER COMMENTS: No co-owners.

Correction from 2-16-22 meeting under Co-Owner comments: Karen Hasenstab noted Herriman miscalculated 2022-2023 HOA fees. The Secretary misquoted her when writing “affecting at least a half a dozen co-owners”. The line should have read Karen’s calculations did not match Herriman’s letter (mailed to co-owners) for “6 of the 8 percentage values assigned thus impacting 76 units”.

APPROVAL OF MINUTES: Holly made a motion to approve. Michael seconded it. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville -No report

POOL: Dan Barnes -No report

BUILDINGS/GROUNDS: Holly Hurd -No report

LANDSCAPING/BEAUTIFICATION: No report

COMMONS: Andrea Farris- Cathedral Directories printed and mailed directories by mistake. North and South Lexington condos (minus the houses) may want to do their own print version.

ROOFING/SIDING/SPECIAL PROJECTS: No report.

WEBSITE: No report

ARR/BYLAWS COMMITTEE: No report

REVIEW OF FINANCIAL REPORT THROUGH 12/31/21: **Updated information not available

Assets:	Checking:	\$132,772.30
	Reserves:	\$783,398.00
	Prepaid Assets:	\$10,161.91
	Total Assets:	\$843,768.19

MANAGEMENT REPORT: **Update not available

MRs Received 11/1/21 – 12/31/21 = 15

MRs Completed = 4

UNFINISHED BUSINESS:

HOA fees are in the process of being recalculated by Herriman.

Farm Bureau was selected for an annual insurance policy. Holly made a motion to approve \$22,600.

Michael seconded it. Approved. Unanimous.

Denny’s Landscaping chosen for lawn contract \$29,750. Michael made a motion to approve. Michele seconded it. Approved. Unanimous.

Wagenschutz renewed for \$2600. Holly made a motion to approve. Michael seconded it. Approved.

Additional \$1240 for grubs approved. Holly made a motion to approve. Andrea seconded it. Update Bylaws. Michele made a motion to approve \$7000 for attorney. Andrea seconded it. Approved. Unanimous.

Replacement pool heater not to exceed \$6000. Holly made a motion to approve. Dan seconded it. Approved. Unanimous.

Pristine Pools agreement renewed for \$11,451 plus \$3274 for chemicals. Dan made a motion to approve. Michael seconded it. Approved. Unanimous.

Intertek roofing Special meeting set for 4-14-22 to review report.

Darlyn completed final walk through with Midwest Concrete. Midwest completed required paperwork. Payment issued minus \$5000 held back. One unit requires further touch up.

NEW BUSINESS:

Two garage roofs needing repair approved. Michael made a motion to approve. Holly seconded it. Approved. Unanimous.

Co-owner voting ballots were used to determine who was awarded two year terms on the board of directors. Two year terms went to Andrea Farris, Michael Stevens and Dan Barnes. Nadine Merriman a one year term. Michele Jasinski and Holly Hurd are in the second year of two year terms. One director position remains open due to one candidate dropped out.

NEXT MEETING: Next scheduled BOD at the clubhouse 4p on 4-27-22.

Meeting Adjourned: 10:38pm

Michele Jasinski/LCHA Secretary