

**LCHA SPECIAL BOARD MEETING –APRIL 18, 2022**

**LOCATION:** Clubhouse

**CALL TO ORDER:** Michael Stevens

**TIME:** 4:02pm

**PRESENT:** Michael Stevens, Holly Hurd, Andrea Farris, Michele Jasinski, Nadine Merriman, Don Webb (he left at 5:31p), Darlyn Triplett (Herriman), Paul Majkowski (Intertek)

**ABSENT:** Dan Barnes

**OPEN FORUM:** None

**APPROVAL OF AGENDA:** Holly made a motion to approve, Nadine seconded it. Approved.

**COMMITTEE REPORTS:**

CLUBHOUSE: No report

POOL: No report

BUILDINGS/GROUNDS: No report

LANDSCAPING/BEAUTIFICATION: No report

COMMONS: No report

ROOFING/SIDING/SPECIAL PROJECTS: See below

WEBSITE: No report

BUDGET: No report

ARR COMMITTEE: No report

**REVIEW OF PRECEDING MONTH'S FINANCIAL REPORT:**

Assets:

Checking:

Reserves:

Total Assets:

**MANAGEMENT REPORT:**

MRs Processed YTD:

MRs Received Current Month:

Outstanding:

Utility Spreadsheets:

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

Paul (Intertek roof engineer) reviewed "Visual Roof Survey" report. Survey was completed fourth quarter of 2021.

He stated (as of 2021) remaining roof life (with continued maintenance and limited repairs) at approximately 2-4 years for Lexington Condo buildings.

The report recommends roof replacement for 14 buildings and clubhouse implemented on a 3-5 year plan.

Highest priority buildings for current roof replacement are J and K.

Report recommends shingles. "Dimensional" shingles. Buildings currently have "pre-fab" shingles (the lowest grade) which are no longer used.

Paul recommends installation between May and November due to the effect temperature has on the project.

He states delays are still common regarding pricing, materials, and labor in the current marketplace.

Paul says install may affect the walls (wood siding) where roof and walls meet.

Authorization for Intertek to create a Request for Proposal (RFP) or scope of work in order to continue accepting bids that are comparable was unanimously approved by the board. Michele made a motion to approve. Andrea seconded it.

Also unanimously approved, after Holly made a motion to approve and Michael seconded it, is the proposal from Kearns Brothers Inc. for Building K roof replacement at \$42,000.

The board acknowledged the All State Inspection and Testing report for Unit 68.

**NEXT MEETING:** Next scheduled BOD at the clubhouse on 4/27/22 at 4pm.

Meeting Adjourned: 6:16pm

Michele Jasinski/LCHA Secretary