

LCHA MONTHLY BOARD MEETING – October 27, 2022

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 2:03pm

PRESENT: Laura Keller, Holly Hurd, Andrea Farris, Dan Barnes, Nadine Merriman, Michele Jasinski, Darlyn Triplett (Herriman), **ABSENT:** Mary Salmon

APPROVAL OF AGENDA: Laura made a motion to approve the agenda and Andrea seconded it. Approved.

CO-OWNER COMMENTS: None

APPROVAL OF MINUTES: Laura asked for a few changes to the minutes and the board agreed. Laura then made a motion to approve the minutes with the changes. Dan seconded. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –No report.

POOL: Dan Barnes – Dan met with a cement contractor as he continues to assess corrections needed to the concrete below the coping.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller – Per Darlyn, Kearns completing “punch list” checking Building K roof for proper venting. Per Darlyn, (and her email 10/27) roof replacements for J and L scheduled to commence the week of 10/31 weather permitting. Laura proposed creating policy for approved front door paint colors. See New Business.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman –Says Denny’s mowed for the last time today. Burlap was placed around 8 mile entrance bushes to protect from the salt. Fencing was installed around the island on Bristol to keep the rocks in place as the snow plows clear the street.

COMMONS: Andrea Farris -says Commons parking lot on Taft has been repaved. She noted that the annual Commons meeting is 11/30 at Cooke school at 7pm.

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

WELCOMING: Andrea Farris, Ellen Kelly –Nadine (formerly on committee) resigned via email and reiterated her resignation. The other committee members will handle it.

WEBSITE: Laura Keller – Says some board members received scam emails via some of our website email links. Links will be dismantled. They show no history of being used except by scammers.

ARR/BYLAWS COMMITTEE: Michele Jasinski –(Nadine Merriman, Mary Pokryfki). Michele will ask law firm to begin the next draft of the MD/Bylaws.

BUDGET COMMITTEE: Andrea Farris (Dan Barnes, Mary Salmon, Mary Pokryfki) –On 10/18 had a 4½ hour meeting. Plan to meet again next week and then present draft of the budget to the board on 11/30.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

As of 7/31/2022 Total current assets - \$740,145.15
As of 8/31/2022 Total current assets - \$752,805.53
As of 9/30/2022 Total current assets - \$774,312.36

Financials: Michele made a motion to approve the August/September Financials. Laura seconded. Approved.

There are currently seven delinquent co-owner accounts.

Only **open MR's** are presented, both assigned and unassigned.
As of 10/25/22: Approximately 33

UNFINISHED BUSINESS:

- Two companies to bid on concrete repairs.
- Exterior awarded bid on 9/1 to paint Buildings I, K and J
- Upright Fence to address open MR/s for privacy fences

NEW BUSINESS:

- Trench to be added to clubhouse. Not completed yet.
- Asphalt on Lexington where it meets Revere repaved at the city's expense
- Holly noted about \$860 in tree fund money the city has not reimbursed our HOA
- Nadine made a motion to approve \$2750 for Blackstone to perform creek clean up. Laura seconded. Holly voted no. Approved.
- Exterior Paint change order on 9/30 for \$\$4082 and a second change order on 10/11 for \$3704 both approved unanimously via email votes.
- Laura proposed and made a motion to create front entry door HOA approved paint color(s). Holly seconded. Unanimous. The default color that HOA will pay for is "Urban Bronze". Co-owners, at their expense, may choose to paint from these colors: Blue Note, Narragansett Green, Sage Mountain or Dragons Blood. These are Benjamin Moore Paints. More information can be found in the Lexicon emailed to you 11/23.

Dan made a motion to adjourn. Meeting adjourned at 3:44pm.

Next Meeting: Thursday, November 30, 2022 at 3pm.

Michele Jasinski/LCHA Secretary