

LCHA MONTHLY BOARD MEETING – November 30, 2022

LOCATION: Clubhouse **CALL TO ORDER:** Dan Barnes **TIME:** 3:02pm

PRESENT: Laura Keller, Holly Hurd, Andrea Farris, Dan Barnes, Nadine Merriman, Michele Jasinski, Darlyn Triplett (Herriman), Mary Salmon (arrived at 3:10p) **ABSENT:** No one

APPROVAL OF AGENDA: Michele made a motion to approve the agenda and Dan seconded. Approved.

CO-OWNER COMMENTS: None

APPROVAL OF MINUTES: Laura made a motion to approve the Minutes and Nadine seconded. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville –No report. One rental noted by a board member.

POOL: Dan Barnes – No report.

BUILDINGS/GROUNDS: Dan Barnes/Laura Keller – Laura says Upright Fence replaced 6 vinyl fences. Two aluminum railings were installed also. Hot stack adaptors for the roofs on buildings J and K are now available to proceed with that work.

LANDSCAPING/BEAUTIFICATION: Nadine Merriman –No report.

COMMONS: Andrea Farris -She noted the annual Commons meeting is tonight (11/30) at Cooke school at 7pm.

ROOFING/SIDING/SPECIAL PROJECTS: Dan Barnes –Completing painting for this season will depend on the weather. Per Benjamin Moore paint has to be at 40 degrees for 24 hours.

WELCOMING: Andrea Farris (Ellen Kelly) –No report.

WEBSITE: Laura Keller – Laura verified that she removed some links that were allowing scam emails to reach some board members.

ARR/BYLAWS COMMITTEE: Michele Jasinski (Nadine Merriman, Mary Pokryfki) - Law firm is working on the revisions to the MD/Bylaws.

BUDGET COMMITTEE: Andrea Farris (Dan Barnes, Mary Salmon, Mary Pokryfki) –Committee has met two more times. Has a budget to present to the board.

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:

| | |
|-----------------|-------------------------------------|
| As of 8/31/2022 | Total current assets - \$752,805.53 |
| As of 9/30/2022 | Total current assets - \$774,312.36 |
| AS of 10/31/22 | Total current assets - \$772,174.63 |

Financials: Laura made a motion to approve the October Financials. Andrea seconded. Approved.

There are currently nine delinquent co-owner accounts.

Only **open MR's** are presented, both assigned and unassigned.
As of 11/28/22: Approximately 43

UNFINISHED BUSINESS:

- Received one bid for 2023 cement work from Luigi Ferdinandi & Son. Dan asked for more bids. Will be forthcoming.
- Turf & Timber Tree submitted a proposal for \$16,800 to address at least 51 tree issues. Holly has a company to bid also.

NEW BUSINESS:

- Budget for 2023-2024 Andrea says about a \$50 increase in dues per unit. Nadine made a motion to approve. Dan seconded. Michele abstained. Approved.
- Nadine made a motion to approve \$2750 for Blackstone to perform creek clean up. Laura seconded. Holly voted no. Approved. **Update:** Creek was weed whacked and bushes trimmed 11-10-22.
- Exterior Paint change order for \$3490 for Building J approved unanimously via board email vote on 11/14-11/15.
- Major League Gutter cleaned gutters 11-9-22.
- trash cart violation letters were sent to co-owners who are in violation on 11-9-22.
- \$2000 for storm drainage cleanup on the southwest side of our property not unanimously approved by the board via email. Herriman approved under their "emergency spending" authority.
- Darlyn said Denny's Landscape gave us a credit back of \$900.

Dan made a motion to adjourn. Meeting adjourned at 4:39pm.

Next Meeting: Wednesday, January 25, 2023 at 4pm.

Michele Jasinski/LCHA Secretary