

LCHA BOARD MEETING – April 27, 2022

LOCATION: Clubhouse **CALL TO ORDER:** Michael Stevens **TIME:** 4:02pm

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

CO-OWNER COMMENTS: Dave Sutton communicated his issues with Herriman's not changing his (mug of beer) email address to the one he has on file. He does not want to use "mug of beer" as his email. Dave claims he has open MR's. He has missed two meetings to discuss the MR's and has another meeting tomorrow.

Jana Cordon addressed the need for mulch to improve the landscaping. Newly appointed committee will address.

Laura Keller was unable to attend but sent an email concerned about the deep ruts on Revere Ct., replacement of the trees removed from Revere and the future of the painting and siding projects. The purpose of the bird feeder article she submitted was for public awareness.

APPROVAL OF MINUTES: March 23, Minutes approved by Holly. Seconded by Nadine. Executive Minutes approved by Nadine. Seconded by Holly. Approved. April 18, Minutes approved by Nadine. Seconded by Holly. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: Julie Dunville -Absent

POOL: Dan Barnes, talked to Dave, the boiler coming today. Pool to open May 27. Darlyn to check phone and license today. Adam Amin requested that a volunteer be appointed soon to handle the pool fobs. He can no longer be available. Mark Coslin from Metro Alarm Systems needs to supply about 50 fobs, and needs an up to date owners list, renters list and arrears list. Michael Stevens volunteered to do fobs.

BUILDINGS/GROUNDS: Holly Hurd - recommended a Spring Walk Around be scheduled.

LANDSCAPING/BEAUTIFICATION: Holly Hurd bringing in an arborist to survey the trees.

Nadine Merriman- No report

COMMONS: Andrea Farris- Garage Sale scheduled May 12-15, 2022.

ROOFING/SIDING/SPECIAL PROJECTS: No report

WEBSITE: Michael Stevens- No report

ARR/BYLAWS COMMITTEE: Meeting next week. Mary P., Nadine and Michele

REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT: As of
01/31/2022 Total current assets - \$848,271.51

02/28/2022 Total current assets - \$800,771.02

Only open MR's are presented, both assigned and unassigned. Total of 26 open MR's as of 04/27/22.

UNFINISHED BUSINESS:

*Midwest has completed contracted work except for 880 Yorktown. The garage floor to be repoured. \$5000 held back until the work is finished. Management also waiting for a price on two repairs on Bristol Ct.

*Roof repairs evaluations and inspections completed. Board met with Paul Majkowski from Intertek on April 18 to review his findings. BOD approved to begin roof replacement and accept Kearns proposal for building K. An RFD to be written by Paul Majkowski to insure fair bids and conformity throughout the community.

*Pool heater to be installed for \$6000.00 which includes the permit, heater and installation. Approved by board on 03/23/22.

*Association dues have been newly apportioned. The sums were mailed to co-owners on 04/12/22 with cover letter and new coupons.

NEW BUSINESS:

*Lawn - Denny's will repair divots if not repaired by Davis by 05/01/22. Denny's Landscaping Services will be performing for lawn care per BOD vote on 03/23/22 for the 2022 season. In the fall the BOD will determine whether to extend their contract for the next two years with a 3% increase per year.

*Legal - MAGWV has made recommended revisions to our governing documents as approved per BOD. Bylaws committee will meet to review recommendations.

*Annual Meeting Co-owner sign in sheet suggested by Michele Jasinski

* President appoints new committee members.

Building and Grounds -Nadine Merriman and Holly Hurd

Clubhouse - Julie Dunville

Pool - Dan Barnes

Commons - Andrea Farris

Welcoming - Nadine Merriman

Website - Mike Stevens

ARR's/Bylaws - Mary P.

Landscaping - Holly Hurd and Nadine Merriman

*Trim colors for windows, swatches. Board reviewed the motion by Holly and Mike to change the trim colors to add black. BOD voted to retain terratone rather than black. Motion by Dan Barnes, seconded by Andrea Farris. Approved. Sue Oliver's comment was that when we side the buildings in the near future painting of all trim will be needed.

*CPA Financial Documents reviewed 03/23/22 as presented by Linda Strussione at the Annual Meeting. Board to approve the financials and Engagement Letter. Motion by Michael to approve, seconded by Andrea.

*Board to approve selection of roofing color on sample board. The color Barkwood (dark brown) was unanimously approved. Mike made the motion, Nadine seconded.

OPEN DISCUSSION:

Gutter cleaning on May 12. Sue Oliver asked to pay special attention to splashing the debris on the condo unit and deck.

Dave Sutton asked if association records were lost during Herriman's cyberattack. Dan Herriman addressed the issue in detail at the 02/16/22 meeting.

Next Meeting: Wednesday, May 25, 2022 at 4pm.

Meeting adjourned at 4:45pm. Motion to adjourn by Andrea. Seconded by Nadine.

Minutes transcribed for Michele Jasinski (who was absent) by Andrea Farris.