

## LCHA MONTHLY BOARD MEETING – July 20, 2022

**LOCATION:** Clubhouse      **CALL TO ORDER:** Dan Barnes      **TIME:** 4:01pm

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

**CO-OWNER COMMENTS:** Dave Sutton says the reason he asked to speak at this meeting is listed incorrectly on the agenda. Dave was asked to detail his complaints in writing.

**APPROVAL OF AGENDA:** Holly made a motion to approve. Laura seconded. Approved.

**APPROVAL OF MINUTES:** Moved to Executive session and subsequently approved. Dan made a motion to approve. Andrea seconded it. Holly abstained.

### **COMMITTEE REPORTS:**

**CLUBHOUSE:** Julie Dunville –Absent. Laura and Andrea said carpets were cleaned. They are requesting the windows be cleaned.

**POOL:** Dan Barnes – No report.

**BUILDINGS/GROUNDS:** Dan Barnes/Laura Keller –Laura: 4 garage doors to paint. 836 Yorktown, 924 Williamsburg, 1048 and 1056 Bristol. Install hand rails 1078 and 1088 Washington. What is the status of asphalt repairs? Darlyn to provide.

Bldg D –bog issue. Darlyn to connect with Dan.

**LANDSCAPING/BEAUTIFICATION:** Nadine Merriman –Not happy with seeding, weeding or edging from Denny’s Landscape. Two different arborists gave two different opinions regarding removing a tree at 1046 Bristol. “Nutsedge” grass is an invasive weed. Returns yearly. Has to be treated yearly. Nadine received a bid from Wagonshutz. See “New Business” for the vote.

**COMMONS:** Andrea Farris- Volunteer project is in progress and includes removing some South Commons trees.

**ROOFING/SIDING/SPECIAL PROJECTS:** Dan Barnes –Meeting Paul from Intertek Monday to review three bids.

**WELCOMING:** Nadine Merriman – 1074 and 1118 Washington C. New co-owners.

**WEBSITE:** Laura Keller – Lexicon is ready. Transfer of info from previous webmaster is done.

**ARR/BYLAWS COMMITTEE:** Michele Jasinski – Committee (Nadine Merriman, Mary Pokrpfki) has had four meetings to research/discuss. Closer to setting up a date to present to the board.

### **REVIEW OF FINANCIAL REPORT THROUGH MANAGEMENT REPORT:**

As of 4/30/2022      Total current assets - \$729,470.70

As of 5/31/2022      Total current assets - \$728,551.19

**Financials:** Laura made a motion to approve. Nadine seconded. Approved.

-Andrea noted that \$250,000 of HOA credit union funds are NCUA insured and CFCU has provided another \$100,000 in insurance on top of that.

-There are currently twelve delinquent co-owner accounts. Three owe for under \$12. Darlyn asked to remove the balance from the ledger for anything under \$12. Andrea made a motion to approve. Holly seconded. Approved.

Only **open MR's** are presented, both assigned and unassigned.

As of 7/18/22: 55 - Inaccurate total from Herriman. Darlyn to get back to us on the total.

### **UNFINISHED BUSINESS:**

- Herriman holding \$5000 of Midwest Concrete's money to finish 880 Yorktown. Darlyn asked to send letter to Sam at Midwest to either finish or forfeit the money.
- Bid from Green Oak Gutter for \$2550 to install Clubhouse gutters. Dan made a motion to approve. Nadine seconded. Approved.

### **NEW BUSINESS:**

- “Nutsedge” grass – Nadine made a motion to approve \$2600 for Wagenschutz to treat the weed. Laura seconded it. Michele abstained. Approved.
- Mold remediation 862 Yorktown by BMSCAT for \$4,719.05. Michele made a motion to approve. Laura seconded. Approved.
- Bid from Blackstone to landscape the island on Bristol was tabled.
- Co-owner Ellen Kelly volunteered to handle pet registration. Thank you, Ellen.
- Created policy to no longer repair wood privacy fences. Replace with vinyl only. Michele made a motion to approve. Mary seconded. Approved.
- Darlyn says Herriman contract allows them to skip the August monthly meeting. The next meeting would be 9/28. Mary made a motion to approve. Holly seconded. Michele abstained. Approved.

### **OPEN DISCUSSION:**

- Dave Sutton questioning the “high cost” of treating nutsedge weeds year after year.
- He and Dick Curp had comments about the HOA's credit union account when the amount goes over \$250,000. Andrea explained there is insurance coverage.
- Dick thinks co-owners should have input regarding the colors chosen to paint the buildings.
- Sue Oliver suggested exterior painting demo be moved to 834 Yorktown.
- Dick agrees with Laura's earlier comment that it could be cheaper to have a “per push” contract for snow and salt rather than an “all inclusive” contract.
- Adam Amin says the sprinklers in back of his building (G) are never on. He needs a hand railing installed at 1088 Washington C.

Dan made a motion to adjourn. Meeting adjourned at 6:10pm.

Next Meeting: Wednesday, September 28, 2022 at 4pm.

Michele Jasinski/LCHA Secretary