

**LCHA MONTHLY BOARD MEETING - December 9, 2020**

**LOCATION:** CLUBHOUSE      **CALL TO ORDER:** By the President      **TIME:** 2:00pm

**ATTENDANCE**

*BOARD OF DIRECTORS*

Scott Corcoran - President, Marilyn Campbell - Treasurer, Andrea Farris, Secretary, Nancy Kossak, Jean Holmes, Dan Barnes,  
JOHN P. CARROLL & CO (JPC) - Assn Mgr. Jay Carroll

**Open Forum Request:** Mr. Dave Sutton requested to address the Board. He asked "How many people are here and what are their names?" then stated "The Board is a group of ignorant people. who fail to give less than 5 hours notice before changing a meeting." Then Mr. Sutton left the meeting.

**Disclaimer:** JP Carroll sent an email to all co-owners regarding the change in meeting date from December 2 to December 9 on November 30, 2020. The date was rescheduled due to scheduling conflicts.,

**PRESIDENT CORCORAN:** President Corcoran announced the resignation of Vice President Robin Nicholson. The Board accepted her resignation.

**APPROVAL OF MINUTES:** Motion to approve minutes. Motion to approve by Scott and seconded by Marilyn.

**COMMITTEE REPORTS:**

*CLUBHOUSE:* (Nancy) Mice traps were set to catch mice in the clubhouse.

*POOL:* (Dan) Dry wall repair in pump house is scheduled for Bowlson

*BUILDINGS/GROUNDS:* (Marilyn) Wally working on block repairs on Williamsburg. Dryer vent cleaning scheduled for end of February.

*LANDSCAPING & BEAUTIFICATION:* (Nancy) Will continue to cut grass within 4' from pond. Any closer to creek will need a permanent letter from the county.

*COMMONS:* (Andrea) Annual Meeting in November on Zoom. Parking lot needs some costly repairs.

Discussion on raising HOA dues.

*BY-LAWS/POLICIES:* No report

*ROOFING & SIDING:* SPECIAL SIDING PROJECT UPDATE:(Dan) Postcards previewing "project refresh" to be mailed December 14 from JP Carroll.

*WEBSITE:* (Andrea) No report.

*GOVERNMENT RELATIONS:* No report

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

|         |              |                             |
|---------|--------------|-----------------------------|
| Assets: | Checking     | \$137,217.02                |
|         | Reserves     | \$67,990.40 TCF Bank        |
|         |              | \$206,589.91 Level One Bank |
|         |              | \$245,145.52 Flagstar Bank  |
|         | Total Assets | \$453,863.06                |

November financials report \$80,000 transferred funds from Flagstar Bank to Alliance Bank due to the balance in excess of \$250,000.

Management Report: Motion to accept Financials by Scott and seconded by Marilyn. Approved.

Treasurers Report: October report approved. Motion by Scott seconded by Marilyn.

**MANAGEMENT REPORT**

- 147MR'S processed year to date
- 12 MR'S received this month
- Utility Spreadsheets - Water bills

### **UNFINISHED BUSINESS:**

- 2021 Budget goes out to co-owners in January. Basically the same as last year, dues remain the same. Motion to approve by Nancy, seconded by Marilyn.
- Dryer vent cleaning planned for the end of February. Co-owners will be billed \$45. Opting out is a choice with proof of job done.
- Last year's list of garage block repairs are completed. Building N stamped patio cement repairs to be done. Bids in process to repair deteriorated areas, clean/caulk drains, seal concrete surfaces.
- Siding/Painting Project Bank loan overview. Postcards with renderings will be mailed to the community. Buildings I,J,K are up next to paint if the siding project isn't approved. Martin will bid on painting.
- Spring Walk Through- Bids for decks and balconies are pending siding project. Patio fences also on hold. Bowlson to shore up 3 wobbly fences.

### **NEW BUSINESS**

- Brominator - Pristine Pools
- External Wasp Spray - twice a year
- 886 Yorktown - trex deck floor garage roof patio bids.
- Sales- 1000 Saratoga New Owner: Bongsup Lim
- Davey Tree permit still not approved. Scott to check on with city.

### **ADJOURNMENT**

Motion to adjourn by Scott, seconded by Marilyn. Approved.  
Meeting adjourned at 3:26 pm

*Andrea Farris*  
*LCHA SECRETARY*