

LCHA MONTHLY BOARD MEETING –April 28, 2021

LOCATION: Clubhouse

CALL TO ORDER: Deborah Fedorko

TIME: 4:02pm

PRESENT: Deborah Fedorko, Holly Hurd, Jim Feeman, Michele Jasinski, Jay Carroll, Mike Stevens, Dan Barnes (via FaceTime on Andrea’s phone), Andrea Farris

ABSENT: No one

OPEN FORUM: None

APPROVAL OF MINUTES: Approved

COMMITTEE REPORTS:

CLUBHOUSE: Deborah Fedorko – new lock for front door; Jim Freeman – needs new front door

POOL: Dan Barnes- Pristine Pools contract approved. \$8000 for coping, \$6500 will be needed to replace pool heater once it quits working, brominator is 15 years old and caused drywall damage, poor drainage around pool causing tile to remain wet.

BUILDINGS/GROUNDS: Deborah Fedorko –moles behind two units treated. Obtaining more bids for concrete work.

LANDSCAPING/BEAUTIFICATION: Holly Hurd –Bid from Blackstone for \$6285 to repair 8 mile entrance island landscaping damage.

COMMONS: Andrea Farris-Lexington Condos contributes \$5820 a year to the Commons.

ROOFING/SIDING/SPECIAL PROJECTS: guest (and co-owner) Don Webb, civil engineer, promoting siding project regardless of 2021 projected higher costs. Deborah Fedorko- roofs could be done in 2021.

WELCOMING: Holly Hurd – No report.

WEBSITE: No report

REVIEW OF PRECEDING MONTH’S FINANCIAL REPORT:

Assets:	Checking: \$52,114
	Reserves: \$675,193

Total Assets: \$732,106

MANAGEMENT REPORT: No report

MRs Processed YTD:

MRs Received Current Month:

Outstanding:

Utility Spreadsheets:

UNFINISHED BUSINESS:

Date for Spring Walk Around to be scheduled.

Jay Carroll to send dryer vent email to co-owners. Cleaning scheduled for 5/6 and 5/7.

NEW BUSINESS:

Jay Carroll says post pool license for inspector.

Jay says gutter cleaning by Century Gutter, Spring and Fall at \$1750 per cleaning.

Vote on Blackstone 8 mile entrance landscaping contract. All approved except Michele Jasinski.

Fountain/aerator \$650 annually for Spring install/Fall removal, storage and cleaning, plus electricity per month approx. \$100, initial cost to purchase and install \$5600.

Jay Carroll advises a year- end financial review for \$2850.

Jay Carroll clarified there is no Erlich pest control contract in effect. Exterior service only as needed.

NEXT MEETING: Next scheduled BOD meeting is 5/26 at 4pm.

ADJOURNMENT:

Motion to Adjourn By: Deborah Fedorko

Seconded By: Jim Freeman

Meeting Adjourned at: 5:50pm

Michele Jasinski/LCHA Secretary