

## LCHA MONTHLY BOARD MEETING - October 28, 2020

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

### **ATTENDANCE**

#### *BOARD OF DIRECTORS*

Scott Corcoran - President, Robin Nicholson - Vice 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. The Board agreed to a Zoom appearance due to personal safety concerns (Covid) he raised at his September Meeting appearance. Mr. Sutton did not adhere to the protocol and showed up at the clubhouse and he was refused entry. A Zoom session was finally established. Mr. Sutton asked how many people were in the room and reminded the Board that requesting him to appear at the September Meeting was a risky choice for him even though masks were worn and social distancing practiced. Mr. Sutton asked why the September minutes and Lexicon were not on the website. He was told the procedure is for the previous months' minutes and Lexicon to be published after Board approval at the current meeting.

**APPROVAL OF AGENDA:** Without objection. Approved.

**APPROVAL OF MINUTES:** Motion to approve minutes with removal of mention of fines. Motion to approve by Robin and seconded by Jean with correction.

### **COMMITTEE REPORTS:**

*CLUBHOUSE:* (Nancy) Report..

*POOL:* (Dan) Pool closed.

*BUILDINGS/GROUNDS:* (Marilyn) Upcoming dryer vent cleaning to be done on a prepaid basis. Need to create an ARR for necessary dryer vent cleaning. Invoices by LL Custom to be reviewed for over charging on some jobs.

*LANDSCAPING & BEAUTIFICATION:* (Nancy) seeding and clean up this week

*COMMONS:* (Andrea) Annual Meeting in November to be on Zoom. Parking lot needs some repairs. To be discussed at Annual Meeting.

*WELCOMING COMMITTEE:* (Robin) No report.

*BY-LAWS/POLICIES:* No report.

*ROOFING & SIDING:* SPECIAL SIDING PROJECT UPDATE: Laura Keller discussed the siding project in detail. Ten contractors were contacted, narrowed down to 3. ProBuilt's bid appears to be the best overall, waiting for a final quote from 1 other contractor. ProBuilt did a similar project for a community in Milford this year. Bids include siding, soffit and gutters; the balcony railings and garage doors would be an extra cost. The committee has pricing for the railings and doors as well. Financing details to be determined, due to very low delinquencies obtaining a loan will not be an issue. Cost to each unit based on percent unit value. The next step would be an informational meeting for the community that would involve the architect, contractor, and bank which would include visuals of the project. Covid restrictions complicates matters, may do several smaller meetings as well as a Zoom meeting.

*WEBSITE:* (Andrea) No report.

*GOVERNMENT RELATIONS:* No report.

## REVIEW OF PRECEDING MONTH'S FINANCIAL REPORT:

Assets:	Checking	\$69,609.99
	Reserves	\$67,994.73 TCF Bank
		\$206,461.85 Level One Bank
		\$324,957.71 Flagstar Bank
	Total Assets	\$453,434.26

Treasurer's Report: Motion to accept Financials by Marilyn and seconded by Scott. Approved.

## MANAGEMENT REPORT

- 135 MR'S processed year to date
- 13 MR'S received this month
- Utility Spreadsheets - Water bills

### 3. UNFINISHED BUSINESS: PROJECTS UNDERWAY

- Asphalt Road Review -Contract signed with Allied Asphalt \$6,590 repairs plus \$11,910 rubber crack fills .
- Garage block-approved Michigan Construction - \$15,700. Continue to work at addresses on contract, work at 1074 Washington and 1028 Bristol (block and garage floor) done
- Building N stamped patio cement repairs. Awarded to Michigan Construction - \$8,450. Recommend to replace unit 886
- Siding/Painting Project - Paint buildings I, J, K, are up next. Bids in process.

### 4. NEW BUSINESS:

#### SPRING WALK THROUGH

- Building maintenance - Bowlson Construction
- Cement - bids in progress. DCAM, Michigan Construction, Qualified
- Gutters/Downspouts - Bowlson Construction
- Decks/balconies - bids in progress
- Patio fences - wait until we do siding - Bowlson to shore up 3 wobbly fences
- Garage block - Michigan Construction
- Grounds and turf - Serene Landscape
- Letters to co-owners (Satellite Dish) - mailed
- Paint touch up - Bowlson Construction
- Siding and trim - open

### 5. SNOW REMOVAL 2020-21 SEASON

- Serene Landscape - \$29,700 (same as last year)
- Shared road 3 year contract thru 4/1/22 - \$3,010

### 6. MAILBOXES

- Installation complete. Keys still not picked up from my office for the few remaining co-owner

### 7. FALL GUTTER CLEANING

- Century Gutter - \$1,750

### 8. BIDS IN PROCESS

- Dryer Vent Cleaning - Dalton \$4,365 (\$45 per unit)
- Brominator - Pristine Pool
- Exterior Wasp Spray twice per year
- 886 Yorktown - TREX deck floor garage roof patio

9. **SALES**

- 1112 Washington - Seller Nakamura

New Owner - Julianne Nakamura

10. **DAVEY TREE**

- Permit in progress

11. **CONTRACTS & SIGNATURES**

- Tabled from previous meeting

12. **SERVICE LOG**

- See attached - work orders reviewed.

13.. **NEXT MEETING** - December 2, 2021

14. **ADJOURNMENT:** Motion to adjourn by Marilyn and seconded by Scott  
Meeting Adjourned at 4:26pm.

*Andrea Farris*  
**LCHA SECRETARY**