

LCHA MONTHLY BOARD MEETING - September 23, 2020

LOCATION: CLUBHOUSE **CALL TO ORDER:** By the President **TIME:** 2:02 pm

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 regarding the \$25 fine on his monthly association dues. Instead, Mr. Sutton addressed the protocols of his presence, as well as expressing interest in reopening the Board Meetings to co-owners. Mr. Sutton also requested the Annual CPA review be sent to him.

APPROVAL OF AGENDA: Without objection. Approved.

APPROVAL OF MINUTES: Motion to approve minutes by Scott, seconded by Dan. Approved.

COMMITTEE REPORTS:

CLUBHOUSE: (Nancy) No Clubhouse rentals but a request for future rental was made. Recommendation by the Board was not to allow rentals because insurance policies do not cover anyone who gets sick (Covid). Motion to not allow rentals until the emergency status is lifted by Andrea, seconded by Scott. Approved.

POOL: (Dan) Pool closed. A fitting blew out, damage done to pool equipment room. A bromine dispenser needs replacement. Some dry wall repair is needed.

BUILDINGS/GROUNDS: (Marilyn) Upcoming dryer vent cleaning to be done on a prepaid basis. Need estimate on gutters for clubhouse to relieve tile damage. Aquatic Sales to take out aerator from pond and store. Renaissance Roofing to replace vent caps on 1064 Washington. Drain cleaner on Friday to check drains in Building N. Trex to be used on new balcony repairs.

LANDSCAPING & BEAUTIFICATION: (Nancy) Bushes trimmed east of bridge/Yorktown. Motion to seed the lawns in front of the condos by Dan seconded by Marilyn. Approved.

COMMONS: (Andrea) Annual Meeting in November to be on Zoom. Parking lot needs some repairs, looking for contractor. Possible park enhancements discussed, soccer field, sand volley ball on area where tennis courts were located.

WELCOMING COMMITTEE: (Robin) Talked about making welcoming baskets with baked goods for new owners.

BY-LAWS/POLICIES: No report.

ROOFING & SIDING: Contractors coming out this week to bid on project.

WEBSITE: (Andrea) Forms added to website for co-owners easy access. Working on new email addresses for Board members.

GOVERNMENT RELATIONS: No report.

REVIEW OF PRECEDING MONTH'S FINANCIAL REPORT:

MANAGEMENT: Total assets for July - \$441,846.14.

TREASURER: Treasurer reviewed all expenses in terms of accuracy and account allocation. Balance sheet and Income Statements. Motion to approve by Marilyn and seconded by Scott. Motion approved.

MANAGEMENT REPORT

135 MR'S processed year to date

- 11 MR'S received this month
- Utility Spreadsheets - Water bills

3. UNFINISHED BUSINESS: PROJECTS UNDERWAY

- Asphalt Road Review - Dan made a motion to approve Allied Asphalt's proposal to do the road repairs for \$11,910.00. Seconded by Scott. Roads have 5-8 years left of their life span.
- Garage block-approved Michigan Construction - \$15,700.
902 Williamsburg, 1074 Washington, 926 Williamsburg, 822 Revere, 826 Revere. Wally to complete .
work from 2019. Garage floor also remaining from last year at 1028 Bristol.
- Building N stamped patio cement repairs. Awarded to Michigan Construction - \$8,450. Holding off on unit 886 until getting a quote for using Trex.
- Siding/Painting Project - Bids this week from contractors. 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 may have to wait, contractors running behind.
- 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, may not have gotten letter. Will send email.
- Paint touch up - Bowlson Construction Siding and trim - open

5. REVISE ARR BANNING FIREPITS AND HEATERS

- Mailing to co-owners

6. MAILBOXES

- Ordered with Big Bore Sign - \$6,638

7. SALES

- None this month- will send sales from October to Robin

8. DAVEY TREE

- Permit in process

9. CONTRACTS & SIGNATURES

- Tabled from previous meeting.

10. GARAGE DOOR BIDS

- Received from Tarnow

Garage Door bids. Mike's Door - RW Door	9x7 - \$1021.29	16x7 - \$2,190.63
	Safeway 9x7 - \$1604.84	16x7 - \$2,365.48
Suburban Door - Horman Timberlast	9x7 - \$839	16x7 - \$806

11. NEXT MEETING - October 28, 2020

12. **ADJOURNMENT:** Motion to adjourn by Scott and seconded by Dan.
Meeting Adjourned at 3:30pm.

Andrea Farris
LCHA SECRETARY

