

September 9 2022

## SPECIAL BOARD MEET

### 1. AVOID LAWSUIT

#### Potential lawsuits

##### A. Agenda September 6, 2022

- i. Reseeding 110-116 has been known since October 2021.
- ii. Reseeding was on the April 2022 Agenda Tabled till Fall.
- iii. Reseeding was not discussed or scheduled at our September 6 meeting. Quote was obtained from Hunter. This was second/third time for request for his quote. Quote remains at \$4800.
- iv. At September 6 meeting, the draft budget for 2023 has the reseedling, tree pruning, etc. on for Spring.
- v. Hunter said Fall is the best time. Spring will require more watering.
- vi. The Board members did not agree or vote on Spring 2023 timeframe.
- vii. Board did not discuss the requirement for watering and how we would enforce this.

*Vote taken - and reseedling will be done by Sept 30, 2022. Cal will send a letter to Jonathan + Laura telling them that they must water one + done -*

2. SIDEWALK  
Upon observation, the sidewalk area at the corner of Lehman and Chatham needs repaired or a bandaid, if to call it that, to avoid a potential lawsuit.

I believe our focus should be on potential lawsuits vs. pruning trees right now. I really forgot about the sidewalk and remember the voice of one resident on this matter. We have to be concerned about snow removal equipment damage as well.

2 Replacement of bushes - changed in bylaws  
will be sent to lawyer.

Agreed that Cal's handy man to look - to give  
recommendations - to be added to 2023

Executive Board Meeting  
Agenda  
Lehman Crossing II  
Date: September 6, 3:00 pm

1). Roll Call

Present - Cal Yoder, Melaine S, Katelyn H, Katelyn F  
Briana H + Melaine S

2). Reading of last approved minutes

Minutes read & approved

3). Reports from Property Management?

a). Anyone in arrears?

2 people in arrears for payments from Chatham

4). Old Business

a). Sidewalks. Need repaired.

- Discussion of checks being fixed using a caulking material

o Reseeding of Units 110-116

- Bid - Davis Landscaping
- Bid - Hunter's Landscaping & Rockscaping

o Landscape repairs for Unit #157 are in the planning stage - maintenance

- Bid - Davis Landscaping- Repair extends from #157 to next unit (French drain)
- Bid - Hunter's Landscaping & Rock Scaping - Repair to #157 (terrain change)

Tabled till Fall.

5). Unfinished Business (to do)

Arch requests and approval process

No new arch requests -

Landscaping/snow removal contract

To start looking @ contracts -

Proposal made to use a caulking compound to

fill in the cracks in the concrete.

on the main sidewalks -

Cal will check with Craig (Maintenance handy man)

The cost

Reseeding 110-116 -

Discussion of letter from Jonathan

Cal is sending an e-mail to Jonathan

explaining that the intent is to do reseeding in

the fall. Seeds are being obtained

or Spring.

Landscaping fees for this year \$15,000

8,000 mulching

7,000

Total Green 1500

5,500

## Neighbor harassment

- Kathy Folcik delivered a letter to North Middleton Police giving them permission to intervene if there is a dispute. - Completed
  - The Association has a legal responsibility to intervene about neighbor harassment.
- Jonathan sent a letter to Cal stating he will sue HOA if we do not seed by September 2022.
- Lien placed on property for replacement of deck with composite.
- Jonathan should get a letter to clean up property under deck. He also should not hang clothes out. It's in our bylaws.

Letter written to North Middleton Police by Cal delivered by Kathy F.  
giving permission to intervene in disputes.

## 6). New Business:

- Preliminary budget discussion

- Projected HOA increase \$200

1st HOA up is \$187.50

to get an audit  
SEK

Projected budget done by Erlene H.

\$5500 for total audit

\$2500 for review

\$1500 for compilation

- Projected assessment increase

\$145 - 9/1080 \$175/96600 \$185/102120

Other CPAs to be contacted  
for prices of audit.

## 7). Tree trimming maintenance

- Option A - \$620 (entrance only)
- Option B - \$1125
- Hunter to provide a quote

Tree Trimming to be put off until March.

## 8). HOA insurance

- Erie Insurance paid in full for the year - finished business

## 9). Finished business:

Erie Insurance is finished Business

Dedication of the Road to North Middleton -

We can present to North Middleton - would they be willing to take over.

Cal will call North Middleton manager to see if we can get on the agenda.

Adjourned @ 16:25 (4.25 pm)