

Board Meeting
Agenda
Lehman Crossing II
Date: January 30, 2023 - 3:00 pm

1). Roll Call Erlene H, Chad L, Kathy F, Kathy H + Cui - Property Management

2). Reading of last approved minutes Minutes approved by Kathy F
Motion for second - Chad

3). Reports from Property Management?

a). Anyone in arrears?

Call calling those in arrears - 1 month

#20 - Lorraine, Dwayne - 150^{month} paid #150 Jonathan de Young, Melonie Stockland, Sharon - 103
Heather Bickel

b). Financial Reports

c). tax return discussion. Board to make an official decision regarding employing SEK for the tax return and whether we want to employ them to complete a review as is in the budget. (This was discussed previously but need to vote and proceed.)

Working with SEK - call is giving them information

4). Old Unfinished Maintenance

a).

- o Landscape repairs for Unit #157 are in the planning stage
 - Bid - Hunter's Landscaping & Rock Scaping - Repair to #157 (terrain change and swale) - \$2,000
- o Tree trimming maintenance
- o Hunter \$150 tree trim entrance

- Hunter to be notified to trim trees along the road to be \$150.

- Landscape repair to Unit #157 to be discussed with Hunter - up to Hunter when to start

5). Unfinished Business (to do)

Arch requests and approval process

- Leslie and Barb outside light replacement- Arch Request Form needs completed

- exploring possibility of having dusk to dawn bulbs.

Form is completed but this is ongoing

Initiation fee - to be changed from \$200 to \$300

Call to draft a policy to increase to \$300

Motion to increase initiation ^{by Erlene} recorded by Kathy F. Passed @ all 4 members.

Landscaping/snow removal contract

To be started on contract late summer

Call to put together RFP - Formal proposal - Hunter Davis + another landscaper

Update two-page maintenance chart:

Shrub replacement per bylaws ① Keep it the way it has been - trim + mulch 3 to 1 + replacement of shrubs
② Homeowner - trimming + mulching + replacement of shrubs - 1 vote -

Driveway sealing (uneven numbers)

uneven numbers to be done

site.
ng clothes out. It's in

under deck

to
at

Neighborhood Directory? Suggestion: name, unit number, phone number not to be done -

Newsletter suggestions

- List two handymen (name and number)
- Light post identification and phone number to call
- Discuss siding cleaning (Chad to find out)
- Arch request form required for all outside projects; if not sure, ask
- Purchase two in ground signs, for I.e. Board Meeting Announcement, etc. wipe Board suggested
- Trash Rule announcement to Community

7). Finished business:

- o Reseeding of Units 110-116
 - Hunter's Landscaping & Rockscaping - \$4800
- o Driveway sealing - even number side of Lehman \$5500
- o Pipe repair - water issue \$640
- o Budget 2023 Approved
- o Sidewalks repaired.
- o New Trash Rule - addendum to Declaration

Call to obtain
Quotes to be gotten for grub treatment - Call to do.

Next meeting @ 2^{pm} on Monday -
1st Monday of the month

March 6th 2^{pm}

April 3rd 2^{pm}

May 8th 2^{pm}

Newsletter

Meeting adjourned by Kathy F
Seconded - Kathy H - Chad

Addendum

Replacement of grass, shrubs & trees
due to natural causes or association
is the association