

Board Meeting  
Agenda  
Lehman Crossing II  
Date: April 3, 2023 - 2:00 pm

1). Roll Call CHAD L., Kathy H., Kathy F & Earlene H & Cal Property manager.

2). Reading of last approved minutes Earlene approved minutes seconded by Chad - approved by all -

3). Reports from Property Management?

a). Anyone in arrears?

~~XXXXXXXXXXXXXXXXXXXX~~

4). Unfinished Maintenance

Decide and vote on TruGreen contract:

b). TruGreen Lawn treatment – mosquito control agreement – five applications – \$2491

c). TruGreen Lawn Treatment – weed and grub control \$2266.75 + tax. Subtract grub control for year 2023 total would be around \$1700 + tax.

\$1805 for fertilizer \$2491 for 5 applications = \$4296 for contract.

No renewal for Tru Green - Cal would put out for contract - motion to vote on mosquito tick & flea control - Kathy F would like to vote on it. Chad votes 2nd Kathy F - yes, CHAD yes Earlene NO Kathy H - yes.

5). Unfinished Business

a) Landscaping/snow removal contracts - to be addressed by August 2023

b) Can Cal secure proposal bids?

- 1) Hunter's Landscaping
- 2) Davis Landscaping
- 3) ?

Davis landscaping would like contract by August Hunter to bid. Cal to put out in July for bids.

c) Exhibit G (two-page maintenance chart) to be delivered to the attorney. Wording on Maintenance Chart is vague. Need to be more detailed. Under what circumstances will the Association replace grass or shrubs.

Board to revise wording:

- 1) Grass replacement - (to be replaced by Association if grass dies (large areas of bare spots) and no fault of unit owner.)
- 2) Shrub replacement - (to be replaced by Association if it is the original shrub that dies and is of no fault of unit owner.)

Motion made to ~~the~~ <sup>make</sup> ~~unit owners~~ <sup>homeowners</sup> responsible for shrub replacement.   
 Katy E - yes, Chad yes, Earlene yes, Katy yes

Grass replacement - Association responsible for replacement of shrubs.   
 Mulching + trimming are approved for HOA.   
 naturally and not due to owner's neglect - No change

3) Driveway sealing (uneven numbers). Earlene to check with Baker's.

Baker's will look at uneven numbers to have them sealed 110, 112 + 114 to be looked @. Owners of 116 would like to do their own.

4) Update on Regulations refer to Jonathan  
 5. Call will research if any rules on destruction hoop

7). Finished Business:

- a). Repair to #157 (terrain change and swale) - \$2,000 - Hunter Landscaping completed. Have resident advise us of any concerns.
- b) Spring Newsletter delivered.

8). Summer Newsletter:

- a) Date?
- b) Garage sale
- c) Clean your dryer vents (birds like lint for nests)

9) Financial reports -  
 Treasurer requests actual bills for services

Adjourned by motion made by Earlene  
 seconded by Chad + Earlene