

Board Meeting
Agenda
Lehman Crossing II
Date: May 8, 2023 - 2:00 pm

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

2). Reading of last approved minutes Approved by Kathy F Seconded by Earlene

3). Reports from Property Management?

a). Anyone in arrears? **Please see Confidential Attachment**

b). Impose a penalty for late payments. Vote on 10%.

and additional \$10 after 30 days (or last day of the month) Agreement by all board members. Will be notified by either email or small mail. Add 10 days after 15 days -

4). Unfinished Business

a) Cal to get three quotes for landscaping and snow removals

b) Exhibit G (two-page maintenance chart)

c). Driveway sealing (odd unit numbers) 2 quotes Bakers \$5225 for 20 units Ralph Martin \$2500 for 18 driveway

D). Update on Registered letter to Jonathan **Please see Confidential Attachment**

Earlene to ask for references from Ralph Martin.
Quote for sidewalk repair by House # 156

5). New Business

a) Suggestion to have Board Meetings every other month. Vote. Everyone agrees.

a. If something comes up that needs the Boards attention in the month there is no Board meeting, a Special Meeting may be called.

b) Arch requests are to be approved as soon as possible. to be done on line

c) Swale needs extended at 157. Hunter notified and will correct when weather permits.
Hunter to be notified by Kathy F.

6). New Maintenance

• Dead tree on Longs Gap Road side. Hunter contacted to give a bid to remove tree and stump.

\$350 to remove the tree & stump.

All agree to have removed.

7) Summer Newsletter

- a) Garage sale
- b) Clean your dryer vents (birds like lint for nests). Jay will clean dryer vents for \$125

Financial Reports -

3 reports -

Profit + loss - Good month net income of \$76,689
No payments for Davis this past month -
which will reduce income.

Balance Sheet -

CD earning 4 1/2%
year to date up \$15,000

Owner Statement

Invoices paid

Budget looks good @ this time

Next meeting July 10, 2023. 2 ^{pm}