

**Board Meeting
Agenda
Lehman Crossing II
Date: December 11, 2023 - 2:00 pm**

- 1) Roll Call Kathy H, Kathy F, Earlene, Jane, Chad
Cal, Property Manager
- 2) Reading and approval of last meeting minutes. **Approve**
Motion To Approve Kathy F, Chad and, Motion Carried
- 3) Reports from Property Management?
 - a) Anyone in arrears? **Please see Confidential Attachment**
 - b) Financial Report from property manager
 - (1) Who can open up the financial documents that is distributed to us? Can they be posted somewhere where the Board can access?
No Arrears - Cal will PDF financial Reports to Board
- 4) Post Annual Meeting Take Aways:
Kathy F Reported Comments made To Her: Disatisfaction
with Davis, over grown Trees, excess Mulch
- 5) Property maintenance needs to be discussed. Board Members have an obligation to fulfill what was approved on the Maintenance Chart. There shouldn't be a vote to maintenance. Maintenance should be scheduled and have the necessary funds to provide. We, as a Board, have a legal obligation to to the residents for what is on the Maintenance Chart.
General Maintenance Covered in budget for unexpected
repairs NOT Scheduled (\$5,000)
- 6) Discussion of items for 2024
 - A) Legal fees - \$2,000 for 2024? Retainer \$500
Board asked that No Legal fees be paid
without approval of board.
 - B) Maintenance - \$5,000
 - a. What is the breakdown of the \$5,000 for maintenance items? How much each item?
As discussed in item # 5
 - C) What is budgeted for 2024? \$ 5,000 - for unexpected maintenance
Checking account \$24,000

7) Unfinished Business:

- A) Two trees that are getting too large and are too close to gutters and roofs. Need to discuss for a resolution.

Chad Moved + Earlene 2nd To have the Two

Trees removed at association expense. Motion Carried

- B) Pear trees that are in front of residence need cut/trimmed. Not in budget? Why? Has been on agendas for past two years. Since it is on the Maintenance Chart, residents have the right to be reimbursed for this service. Two residents asking for reimbursement.

Cal will get cost for having all Pear Trees

Trimmed. 2 residents will be reimbursed based on

- C) Update on Cost Study of area. Need to find out the cost of roof replacement. The amount cost of having individual trees trimmed

After Discussion, The Board decided cost study NOT necessary since over time costs will change

- D) Since the Board was made aware of potential roofing issue, it is the responsibility of the Board to hire a roofer to ensure that there is no damage. Board legally responsible to do this! Kathy F moved

To have roof inspection from 152 to 156, Kathy H 2nd

- E) Davis still removing/cutting diseased rose bushes throughout development? Motion Carried

- a. Suggestion for replacement. Have Hunter suggest colorful shrubs that require minimal care with something else because we have no color in our development.

Davis completed cutting diseased Rose bushes

Motion made by Earlene To replace shrubs in Common Areas, Chad 2nd Motion Carried

- F) Cal, was a certified letter ever sent to 112? regarding under-deck cleanup? If not, why, it was approved to be sent. If we let this go, it is not fair to other residents who may move in and cause similar problems; but, more visible to neighbors than 112. When letters go out from property manager, can the Board get copied?

Cal Reported that such when residents Don't follow request from the Board after notification, any such issue will be the responsibility of new owner when property

- G) Was Architectural Request updated to reflect changes made by Board? 15 Sold

- H) Culvert was not cut down in Fall as expected (on Maintenance Chart). When will Davis schedule this to be done?

Still in question, Cal will check

8) Finished Business

- A) Change to Maintenance Chart regarding shutters, doors and garage door.
B) trees and shrubs trimmed along Longs Gap.

Next meeting scheduled for Feb 12th 2024
Earlene moved to adjourn, Kathy F 2nd.