

President Kathy F
Called the meeting
To order @ 2:10

Board Meeting
Agenda
Lehman Crossing II
Date: February 12, 2024 - 2:00 pm

1. Roll Call Kathy F, Kathy H, Earlene, Chad, Jane
and property manager Cal
Dec 11th 2023
2. Reading and approval of last meeting minutes. Approve Motion to approve by
Earlene, 2nd Chad motion carried
3. Report from Property Management
a). Anyone in arrears? Please see Confidential Attachment
b). Financial overview from property manager See attachment
c). Discuss use of Arch Request. The Board approved the use of an Arch Request for all additions, repairs, including Maintenance. Now, the Board is to approve another form of notification for Repairs or Maintenance? If the Board is not informed of all Maintenance or Repairs, the Board won't know Unfinished Business (Robert's Rules).
Motion made by Earlene that all maintenance request
Sent to Cal be forwarded to board members for approval.
This is different from ARCH Request. Kathy F 2nd. Motion Carried
- 7) Unfinished Business:
Trees 150 - 156
A) Have been taken down from Chad's property. Approved the estimate of \$995
Finished Business
- B) Update on six pear trees to be trimmed. Bids? Jane moved to accept bid from Kurt Baer for \$200 per tree, Chad 2nd. Motion Carried
150 - 156
- C) Update on roof (near Chad) for repair possibilities. Cal will follow-up
- D) Update on drain pipe at 114. Drain Pipe Not properly repaired, Cal will follow-up
- E) Update on siding repairs at 102 and 132. Cal will follow-up
- F) Davis removed diseased rose bushes throughout development. Will Davis suggest replacement options?
Chad moved to ask Baer for color suggestions & cost estimate, Earlene 2nd. Motion Carried
- F). Swale was not cleared last year. Will Davis schedule swale and detention pond cleaning (Spring or Fall)?
Cal will check
- a). Downspout covers run over by landscapers. Property Manager to notify Davis.
- 8) Finished Business
A) Two pear trees were trimmed and shaped due to need.
a. At 124, driver couldn't exit car if parked in driveway;
b. At 122, car was plummeted with debris from tree located at 124. Resident at 122 was not happy with the way his car looked and I agreed.
c. Tree at 126, the driving visibility was poor.
B) A downspout was fixed at 155. Downspout needed to be secured from the roof down.

Next Meeting date: April 8, 2024 - 2:00 PM
Motion to Adjourn by Jane, 2nd by Earlene, Motion Carried

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Attachment

Financial overview from property manager

Cal gave the board copies of Vendor Expense for Date Range 01/01/23 – 12/31/23 totaling \$70,652.91

Copies of Owner Profit & Loss for Date Range 01/01/23 – 12/31/23. Net Income, \$102,332.96, Expense, \$70,652.91 leaving a Net Income of \$31,680.05

Copies of Actual/Budget Fiscal Year Analysis for Fiscal Year 01/01/23 – 12/31/23. Expenses budgeted \$84,800. Expenses paid \$70,652.91 (\$14,000 under budget).

Copies of End of fiscal year Balance Sheet as of 12/31/23, \$29,284.15 Operating Account (checking), last year's profit, \$31,680.05, Total Equity \$95,289.48

Copies of Paid to vendors for the month of January 2024. \$9,240.21.

Copies of Profit and Loss for January 2024. Income \$12,728.83, Expense \$9,240.21. Net income \$3,488.62.

Kathy F moved to accept financial report, Earlene 2nd. Motion Carried.

The \$50,000 CD is soon up for renewal. Since we are showing \$14,000 under expected expenses, Earlene suggests we open a five-month CD at 5%