

Board Meeting
Agenda
Lehman Crossing II
Date: July 10, 2023 - 2:00 pm

1). Roll Call Jane D, Earlene, Chad, + Kathy H.

Cal in attendance

2). Reading of last approved minutes Motion approved the minutes

3). Reports from Property Management?

- a). Anyone in arrears? **Please see Confidential Attachment**
- b). Financial Report from property manager
- c). TruGreen mosquito service update. First service was around April 25. Second service by end of June?
- d). Status of Lehman Crossing tax return

(1) Per SEK (auditors) recommendation, Board to work with Property Manager to develop a Policy and Procedure for Prepaid HOA payments. Cal sent an E-mail today asking when audit would be done

- Earlene to do accounting of the prepaid homeowners fees as requested by the auditor who did the audit of our Association.

Procedure for pre pay are in place as of Jan 1 ~~2022~~ 2023

When SEK gives ~~us~~ a letter after final audit Cal will send a letter with policy + procedure. All ~~financial~~ financial reports accepted.

4) Unfinished Business

- a) Cal to get three quotes for landscaping and snow removals (pending)
- B) Driveway sealing (odd unit numbers). Earlene is getting the quotes. A decision will be voted on.

Quotes to be gotten 4 possibilities Davis, Frakers, Barno, Hunter. out in July - decision to be made by September by the board.

Earlene to notify homeowners

Discussion of seal coating Biker will be notified of seal coating for driveway
c). Letter from property manager to resident asking for completion of Unit Owner painting?. **Confidential Attachment**

- D). Culvert to clean. In addition, check for poison sumac. A sumac has been located near Chad Lundy's unit. Need quote from Hunter Landscaping

Cal to call Hunter and get a quote -

- E). Tree trimming/shaping - all trees - No quote yet. Quote for tree trimming in Nov. All trees along road.

Unit owner @ 100 Lehman, sent an email last year, 2022, asking for the flowering cherry tree to be trimmed along Longs Gap. She resent an email 5/2023 asking for this service again. She claims it is going to kill the shrubs next to it.

To be done in November

5). New Maintenance

- a) Sandy Boone has a tree in back that was planted by Al Hughes to hide the trucking business from view. That tree is now dying. What is resolution? **Vote**

Vote to remove tree, Do not replace tree

- b) Suggestion is for resident to provide an Architectural Request to remove the dead tree and install a privacy fence to hide business clutter. Fences are prohibited in bylaws. Need Executive Board Approval. **Vote**

No fence in the bylaws

- c) Replace rose bush, same area. we need a quote?

Home owner already dug out rose bush - and replaced.

- d) It was brought to our attention that four pine trees, in back, on odd numbered side of Lehman are said to be on another owner's property. I have memo from Davis who apparently planted the trees on property line.

What is the ~~is~~ issue to be resolved.

Need more information.

- e) Painting of doors and shutters. Is it the responsibility of the Association? If it becomes a Joint Responsibility, then an Architectural Request will be requested so we know the color selection.

Shutters are responsibility of home owner and addressed in by laws -

6) Finished Business:

- a) 157 swale and uneven sidewalk repair on Chatham. Chad and Cal to provide update.

On June 5, 2023, the BOD agreed to proceed with the work agreements with Hunter Perez to fix 157 and sidewalk repair on Chatham. BOD voted via text to approve to proceed. Kathleen Folcik, President, signed Hunter Perez contracts to do the work. Chad will be available to supervise the job on Saturday, June 10, 2023.

When BOD meets July 10, appropriate BOD initials will be obtained. (See attached copies of work agreements)

Approved by Board members - The board members that approve must sign. All members approved work at 157

- b) Hunter cut dead tree down for \$350 on Longs Gap Road side. No replacement

For Board Discussion

- 1) Obtain quotes for work projects so it can be budgeted

- quotes won't be accurate if project we are looking for to have done is for following year
- Need quotes for work in order to be put on budget. How do you know how much to budget if you don't get a quote

2) Contractors do not like to bid for work for the following year

- risk loosing the bid
- Business goes out of business
- Bid is higher if you wait

3) Monthly Board Meeting location

a. At the school? VOTE

Earlene has volunteered house.

4) Arch Requests, or any Association-related work

- a. Procedure for Arch Requests after work is completed. Property Manager to oversee?
- b. For small jobs, When work is complete, take a picture and send to Cal before bill is paid?
- c. Suggestion: Update Architectural Request Form.

"The Association will not be responsible for fixing an issue, caused by a resident who sold their property, and problems arise from fixing an issue. New owner resident will be responsible."
 Even though the President agrees with this statement; unfortunately, it is the Association who is responsible for having work checked when done.

We reviewed it - no suggestions to current practice

5) Gift cards to the decorators of Lehman Crossing enta; or do we get this area landscaped?

Annual & semiannual inspection of properties

Jane said thank you is enough

6) Wait until BOD meeting to approve arch requests, ground work, etc.?

- a. Was previously done at meeting; but, BOD meeting is now every other month. Work delayed two months.
- b. All work waits?
- c. What if you see questionable work being done?

7) Gutter downspout maintenance check and cleaning

a. Foam inserts in gutters at HomeDepot. Start on odd number side where there are more trees.

*Ask Garrett to look at gutters - Cal to call -
 Ask Jay*

*Next meeting
 Sept. 11 @ 2^{PM}*

Balance sheet 442,720 interest

Trust CD a saving account \$46,000

Check 43,000 operating account

Total 89,000

The pay released in Bank ^{checking} account for 2023

Asking if \$15,000 - 20,000 in CD - recommendation.

how much to saving account

how much to CD

*Move \$20,000 from checking to reserve savings
 \$50,000 recorded & approved*