

Board Meeting  
Agenda  
Lehman Crossing II  
Date: October 9, 2023 - 2:00 pm

1). Roll Call Cal, Property Mgr, Carlene, Kathy F, Kathy H  
Jane (Called by Phone)

2). Reading and approval of last meeting minutes. Approve

Motion by Carlene, and by Kathy H - Motion Carried

3). Reports from Property Management?

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

b). Financial Report from property manager (any questions)

c). Cal to obtain price for a cost study.

Arrears (See Confidential Sheet) Financial Report, \$66,000

IN Reserves, \$14,000 IN operating account. Cal will obtain  
cost study for Board approval

agreed  
to ~~sp~~ To 10

4) No trees, other than Japanese dwarf maple, are to be planted in the Limited Common Areas. Limited common areas are not for trees. Trees grow up to the roof and create a maintenance issue. **VOTE**

Should we have Ryan do an assessment of trees currently planted in Limited Common areas? Upon finding, is it the Association or the Unit owner responsibility to remove these trees from the Limited Common areas? **VOTE**

AFTER DISCUSSION NO ACTION TAKEN

5) Board approved a price of \$200 for Flowering cherry tree and all trees and shrubs to be trimmed along Longs Gap side. It was approved. When will this service be scheduled?

Kurt Baer To do 2nd week of October

6) Davis needs to cut close to wall in back of Ray and Laura. From ignoring this area, sibling trees are growing (i.e., sumac)

Discussion followed NO ACTION followed

7) Davis cutting down, removing diseased rose bushes throughout development. Suggestion from resident was to replace with something else because we have no color in our development.

Discussion followed. NO ACTION TAKEN

- 8) Ryan (Davis) brought to attention, the cul-de-sac. The turn around needs new stone because there are areas becoming mud holes and with the snow coming it will only get worse. This turnaround is an easement, right of way. regardless, we can't stop the service trucks from using it as a turnaround. Per Ryan, the cost of stone and grading will be around \$1500. **VOTE**

Discussion followed - No action Taken

- 9) Annual meeting and communication to Association.  
i.e., List of what we voted on in the past year; maintenance chart changes, etc. Making sure the Association knows what "Limited Common" means; and what is "Common."

Currently, resident at 101 has some Common ground sectioned off for some reason. If it is grubs, Cal needs to be notified. All communication should go to Cal.

Kathy F will prepare agenda, board will add to or make changes as agreed on  
Go to 4

- 10). Discussion of Budget items for 2024

A) Davis Landscaping lawn contract - \$38,000

B) Legal fees - \$2,000

C) Audit - \$600

D) Maintenance - \$5,000

E) Balance to transfer - \$6,885

F) Other items to be considered for 2024 Budget

New cost added to Davis Landscaping, maintenance dropped by \$5000. Earlene moved to approve budget after going over it

- at the annual meeting, Kathy H 2nd. Motion Carried  
11). Finished Business

A) SEK Audit complete.

B) Davis Landscaping and snow removal three-year contract signed. Kathy F. is to remain contact for Ryan Davis.

C) Architectural Request (Wording Change Added)

D) Change to Maintenance Chart regarding shutters, doors and garage door.

Board agreed to have annual meeting  
November 14th @ 5:00pm

Jane made motion to adjourn, 2nd by Kathy H