

Board Meeting
Agenda
Lehman Crossing II
Date: September 18, 2023 - 2:00 pm

1). Roll Call Cal, Property Mgr, Earlene, Kathy F, Kathy H
Chad, Jane

2). New Board Member, Jane Donison, voted in as Secretary, Lehman Crossing. Kathy Hershey turning over the Minutes Binder to Jane. Thank You Card to Jane for her efforts on beautifying the entrance to Lehman Crossing. Vote

Approved

3). Reading of last approved minutes

Motion To Approve by Earlene, 2nd by Kathy F
motion carried

4). Reports from Property Management?

- a). Anyone in arrears? Please see Confidential Attachment
- b). Financial Report from property manager (any questions)
- c). Lehman Crossing tax return. Finalize paperwork.

No one in ~~arrears~~ arrears, Cal Noted: Budget in
Good Shape, Discussion about roofs for future budget
consideration. Cal to get a roof study

5). Architectural Request Change – Draft wording below.

*The Association will not be responsible for re-fixing an issue, caused by a resident who changed their property, then sold their property, and problems arise from that re-fix. This also pertains to any "current" Unit owner who changed the outside of their property. Unit owner is responsible. Vote.

Jane moved To agree, Earlene 2nd.
motion carried

6) Driveway markings – It has been brought to attention that tire polisher/cleaner maybe marking driveways. Noticed on road as well. There is a cleaning solution for this, but, at Unit owner cost. Possibly include information in Lehman Crossing Newsletter.

Discussed - No Action Taken
Perhaps Note in Newsletter

7) Driveways are stated as "Limited Common" per Section 8.3 of the Lehman Crossing Declaration. Based on this, the Association is not responsible for repair and replacement. Need to update Maintenance Chart to reflect Driveway repair and replacement as Unit Owner.

No discussion

8) Unfinished Business Include 2 Trimmings, Earlene 2nd. Motion Carried

A) Cal obtained bids for landscaping and snow removal. Board to review and approve.

Frakers, No quote, Carnot, No quote, DAVIS bid \$30,000

Hunter bid 41,500. Kathy H Motion To except Davis bid To

B) Obtained quote from Hunter to clean the **culvert and take down small pine tree. Quote was \$800 for culvert and \$200 for pine tree. Copy of Hunter's Agreement was sent via text to Board Members. Cal to obtain quote from Davis as well.

Discussion followed, Cal will get quote from Davis

C) Flowering cherry tree to be trimmed, located along Longs Gap. Cal to get a quote from Hunter and Davis to trim all trees and shrubs along the Longs Gap side. To be tabled for the Fall.

Tabled UNTIL Oct

D) The Association is requesting three trees (units at the end of Lehman) to be taken down. These trees were not approved to be planted. Trees should be taken down to avoid future gutter, roof, and repair issues. See Confidential Page, attached to Minutes, for details. Cal is requested to notify unit owners. VOTE

Tabled UNTIL we get quote

8). New Maintenance

A) Painting of doors and shutters. Vote to add "shutters" to be Unit owner responsibility under the Joint column of the Maintenance Chart (attached). It will now read "All exterior doors, shutters, and garage door" the responsibility of the Unit owner, Joint Responsibility. An Architectural Request will be requested so we know the color selection. Association to vote on preferred colors. VOTE

Motion To agree by Earlene 2nd by Chad

Motion Carried

9). Purchase PRIVATE PROPERTY signs?. On August 17 a large farm equipment machine and a truck went up and down our street.

NO

10). Discussion of Budget items for 2034 24

A) Gutter and downspout maintenance check and cleaning. Budget amount?

If approved in budget

B) Pear trees in front of units on even side of Lehman Drive need trimmed. Budget amount?

Budget Item

C) Landscape the entrance to Lehman Crossing. Evergreen dwarf globes, etc. Get a drawing/ Budget amount? Vote

Budget Item

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D) ~~Other items to be considered for 2024 Budget?~~

E) Sidewalks

F) Roofs checked by a roofer. Look into a Roof Maintenance agreement?

NOT discussed.

11). Finished Business

A) On July 17, Kathy Hershey, Earlene, and Cal met with Erie Insurance Representative and agreed to insurance coverage for Lehman Crossing 2023. Agreed to continue with Erie with an additional coverage for drains.

B) Driveway sealing (odd unit numbers). A decision was made to get Davis Driveway sealers to do the odd numbered units. Earlene created a spreadsheet for tracking of upcoming maintenance of driveway sealing. Three years is the recommended wait time.

** The culvert is the responsibility of the Association (per Bylaws).

North Middleton controls it, but because culvert is on private property, the Association needs to maintain it. North Middleton confirmed this.