

**Board Meeting  
Agenda  
Lehman Crossing II  
Date: March 26, 2024 - 2:30 pm**

- 1) I call this meeting to order (President) - Meeting Called To order @ ~~2:30~~ 2:30  
2) Will the Secretary please do a roll call?

Chad, Kathy F, Earlene, Jane, Kathy H, Cal

All Board members Present

We have a quorum.

- 3) Secretary to read the minutes from the last meeting.  
a) Are there any corrections to these minutes?  
b) Do I have a motion to accept and approve minutes as read?  
All in favor? Approve Motion by Kathy F, 2d Chad - Motion Carries
- 4) Report from Property Management  
a) Anyone in arrears? Please see Confidential Attachment - 2 in arrears  
b) Any correspondence from residents? See Attachment # 1  
c) Financial overview from property manager. See Attachment # 2  
d) Update on renewal of CD and Earlene's suggestion that we open a 5-month CD at 5%?

See Attachment # 3

- e) Are there any questions for the Property Manager?  
o Can the Board get a copy of the names and addresses of the residents? Cal will do  
o Will there be a Newsletter? Email blast for something that needs to get out.  
Cal Says Newsletter can go out at anytime  
No action Taken

5) Unfinished Business:

- A) Davis was asked not to put mulch up against siding of residences. Any comments from residents or Davis?  
Davis Continues To put mulch against Siding  
No Action Taken
- B) Update on when pear trees will be trimmed? Delay caused trees to be trimmed in late Fall, resident issue.  
Finished Business
- C) Update on roof inspection (150-156). 154 Repaired by Fishers Roofing at the cost of \$549.25
- D) Siding repair at 105? Contractor contacted? Was repair scheduled?

Finished business

- E) Update on missing drainpipe near roof at 114? Finished Business

F) Was Kurt Baer asked if he would plant colorful low maintenance shrubs around utility areas? If so, did he provide a quote?  
Cal Reported will expect answer by first week of April

- G) What time of year will Davis schedule swale and detention pond cleaning (Spring or Fall)? IN Contract as part of Spring Clean-up
- H) Was Davis informed about the weeds growing on other side of street where swale starts. Weeds are growing in between rocks. (This area is maintained by Davis with regular mowing). Can weeds be pulled?  
IN Contract as part of Spring Clean-up

6). Finished Business:

- A) Trees removed from Chad's property.
- B) Siding was repaired at 132.

7). Any new business?

- A) Meeting at North Middleton Township. Preliminary plan for development takeaways.
  - o Noticed no emergency way out for Lehman Crossing? No egress.
    - Eliminated gate between communities at the planning meeting of North Middleton.
  - o Noticed no room either for turnaround for fire trucks, landscaping vehicles, delivery vehicles.
  - o Believe news of development should be released to residents.
  - o Attorney Frey is retiring. He will contact me with a name of replacement.
    - New lawyer will have HOA experience
      - Martson suggested which is located on N. Hanover
    - New lawyer preferably local?

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Board will decide on attorney - See attachment # 4

B). Board to take a look at where our Chatham road ends; where the new Builders property begins.

- o Board to look at best option for residential emergency exit. Do we want to use their road for exit and their residents to use ours?
  - o Downside is road maintenance for both roads.
    - HOA cost may go up to cover the roads. Is our road longer; or theirs
  - o Ask builder if possible purchase about 20 ft or so of land to put in a turnaround for Lehman Crossing to use for service trucks, etc.
  - o Is there enough property that we own to put a "T" turnaround? Engineer?
  - o Traffic.... More cars using our road
  - o Safety

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Questions for Surveyor

B) Terms of current Board Members?

Floor will be open for Nominations at the Annual

~~Annual~~ ~~Annual~~ ~~Meeting~~ Community Meeting

8). The next meeting will be held on April 12th at 12:30 pm

9). May I please have a motion to adjourn the meeting? Earlene moved to Adjourn

@ 4:50-Chad 2nd.

Lehman's Crossing II Board Meeting, March 25, 2024

Attachment #1 Correspondence from Residents:

Laura Boyer. Complaint about condition of sidewalk. It was suggested that Newsletter define the difference between sidewalk and service walk.

Barb Myers. Why no Brightspeed? Board has no answer.

Gary Folcik. Questing reimbursement for his tree trimming. Response tabled until next meeting.

Attachment #2 Financial overview from property manager

Cal gave the board copies of Vendor Expense for Date Range 02/01/24 – 03/24/24 totaling \$8,597.70

Copies of Owner Profit & Loss for Date Range 01/01/24 –02/29/24. (two months) Net Income, \$20,747.71, Expense, \$16,399.44, leaving a Net Income of \$4,348.27

Copies of Owner Profit & Loss for Date Range 02/01/24 –02/29/24. (one month) Net Income, \$8,018.88, Expense, \$7,159.26, leaving a Net Income of \$859.65.

Copies of Balance Sheet as of 2/29/2024, Total Equity, \$99,637.75

Attachment #3 Update on CD's

Earlene reported that as of 2/21/24 we have a CD with a Balance of \$51,457.88, with a 7-month renewal. Next maturity date 9/21/24. Interest rate 4.460%  
As of 1/8/24, we have a CD with a balance of 10,321.27, with a 5-month renewal. Next maturity date 6/8/24. Interest rate 4.930%. Both CDs are reported on the balance sheet ending 2/29/24.

Attachment #4 Takeaways on the plan for new development

Board decided that we should consider hiring an attorney to represent us. Main concern is to protect our road.

Cal suggested we consider Sara Austin who specializes on HOAs. Jane moved to give Cal permission to contact Attorney Austin, Chad 2<sup>nd</sup>. Motion carried.

Earlene suggested we consider Chris Rice, Chad 2<sup>nd</sup>. Motion carried; Cal will contact Attorney Rice.

Kathy H moved to have property surveyed. Chad 2<sup>nd</sup>. Motion carried. Cal will get estimates from 2 surveyors.