

Lehman's Crossing II  
Board Meeting Minutes  
May 13, 2024, 10:00 am

For the record:

President, Kathy Folcik has resigned from the Board of Lehman's Crossing II, effective April 12, 2024. Jane Donison, Earlene Heckendorn, and Kathy Hershey discussed the best way to move forward until the vacant office of president is filled. Jane volunteered to serve as acting president, Kathy volunteered to serve as acting secretary as well as retain her position as vice president. Earlene remains in her current position as treasurer and Chady Lundy, member at large.

Maeve Shank volunteered to serve on the board as a returning member, to give her immediate voting rights Earlene moved to approve Maeve Shank's addition to the board. Kathy 2<sup>nd</sup>. Motion approved. Maeve will serve as member at large.

Roll Call: Jane, Kathy, Earlene, and Maeve present. Chad absent.

Reading of April 12, 2024 minutes: - Approved as Read  
Approve as read or corrected.

Corrected to read: Kathy Folcik signed the Engagement Letter from Austin Law Firm. Cal did not sign the letter for the attorney. For future reference, Cal does not sign contracts on behalf of the board. Earlene motioned to approve the minutes as corrected, Kathy 2<sup>nd</sup>. Motion carried.

Report from Project Manager:

Financial: From 01/01/24 – 04/30/24, income \$9,060.05, expenses \$16,869.22, negative \$7,809.17. Negative due to spring clean up and retainer to attorney.

Update on 155 water leaks: Cal is waiting for two more bids. Fisher Roofing stated the problem is coming from the roof due to poor design. Fisher Roofing quoted \$1,500 to repair. Carlisle Construction will not give a quote claiming the roof needs to be revamped.

Update on roof inspections, 150-156. Three trees were previously planted by home owners without permission. The trees were growing against the roof edge resulting in the appearance of softening of shingles. As a preventative maintenance issue, the board had the trees removed and the roofs inspected by Fisher Roofing. Fisher reported no problem with roofs.

Unfinished Business:

Surveyor: Waiting on quotes from All Land, Justin Doty, and Chief Surveyor. Joseph Burgett, Burgett Associates, identified nine pins. Burgett Associates quoted \$2,200, price is based on the number of pins identified. Surveying should be done by end of June.

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Gary Folcik: Gary is asking for reimbursement of \$100 of the \$400 he paid to have his pear tree pruned. He argued that the board accepted the highest bid and the association covered the cost of having three trees removed from a limited common area. Cal corrected Gary's statement by telling him the board did not accept the highest bid. Gary was reminded that the Architectural Request to prune his tree was not approved. After discussion, Jane, Earlene, and Maeve denied Gary's request for reimbursement based on lack of approved Architectural Request. Kathy abstained. Majority ruled.

Quote from Kurt Baer to plant low maintenance shrubs: Tabled. To be considered in next year's budget.

### New Business:

Next step for attorney: Cal will discuss having a Legal Agreement prepared by Attorney Austin between Lehman's Crossing II and SLD Planning and Consulting. The board proposes that the developer agree to post, and pay for, a "No Construction Vehicles Allowed" sign where Lehman Drive connects with Long's Gap Road. The proposed agreement will also include having the developer place a gate, for emergency purposes only, also at their expense, where Chatham Drive connects with the new development to prevent their residents from using Lehman Drive as an ingress/egress.

Maintenance or Architectural Request: None

### Adjourn:

Kathy moved to adjourn, Jane 2<sup>nd</sup>. Motion carried.

Next meeting date: Monday, June 10<sup>th</sup> at 11:00