

Board Meeting Minutes
Lehmans's Crossing II
August 19, 2024

1. Roll Call: Earlene, Jane, Chad, Kathy, Maeve and Property Manager, Cal.

Jane called the meeting to order.

2. Reading of June 10, 2024 minutes: Jane read the minutes. Earlene moved to approve as read, Chad 2nd. Motion carried.

3. Report from Project Manager: *Earlene motioned to approve as read, Maeve 2nd. Motioned Carried*

- a. Financial.

Cal reported on June and July financial statements as well as Year to Date. Cal reported that after renewing the association's annual insurance at the cost of \$17,289.00, due on August 1, 2024 was paid in full. We now break even. Earlene moved to approve the financial reports and Chad 2nd. Motion carried. Cal mentioned that hopefully, not too much snow in the upcoming winter will help to improve with our finances.

- b. No one in arrears.

4. Report from Treasurer:

Earlene prepared proposed budget for 2025. Board will review and discuss the budget at the October Board meeting.

- a. CD due September 5th.

Board agreed to renew the \$10,000 CD.

5. Unfinished Business:

- a. Cal, any contact with land developer Mitch Kemp?

Tabled to October Board meeting. Board members asked Cal to explain to Mr. Kemp that we will asking our attorney to prepare a legal document, requiring a gate placed where Chatham Drive meets the new property, and a sign stating that no construction vehicles allowed where Lehman Drive meets Longs Gap Road. All at builders expense.

- b. Cal, any contact with attorney Austin?

Cal to follow up with Attorney Austin after conversation with Mr. Kemp.

6. Finished Business:

- a. Insurance renewed with Erie as of August 1, 2024. The Board wants to point out that additions such as awnings, sun rooms and anything attached to the original structure is not covered under this policy.

7. New Business:

- a. Brightspeed installation.

A concern about Internet installation was presented to Cal by an Association member. Jane phoned Brightspeed to ask if HOA's require approval before installation. A representative told her that some do, but our HOA is not on the prior approval list.

- b. Tree root breaking through driveway at 136.

Cal will get estimate to repair driveway.

- c. Request to paint shutters at 152 and 154.

Painting and color approved by the Board. Because all adjoining units are to be same color, Jane will talk with owner at 150 asking if she will agree. 156 will decide after approving the color.

- d. Annual meeting.

November 12th. Time and place to be confirmed at September Board meeting.

Next meeting date:

September 9th at 11:00 am.

Adjournment:

Earlene motioned to adjourn, Maeve 2nd. Motion carried.