

Board Meeting Agenda  
Lehman's Crossing II  
October 21, 2024

1. Roll Call: Maeve, Jane, Earlene, Kathy by remote and Project Manager Cal. Chad absent.

Do we have a quorum? Yes

2. Reading of September 9, 2024 minutes:  
Motion to approve as read made by Earlene, 2<sup>nd</sup> by Maeve. Motion carried.
3. Report from Project Manager:
  - a. Financial.  
Total Assets \$103,140.11  
Profit year to date: \$7,850.63
  - b. Anyone in arrears? (confidential)  
4 in arrears.
4. Report from Treasurer:
  - a. Draft of budget for 2025.  
Approved and forwarded by mail to all association members.  
Monthly assessment increased by \$10.00. (\$195,00 effective January 1, 2025).
5. Unfinished Business:
  - a. Any response to Attorney Austin's letter from Mitch Kempt?  
Jane spoke with Mr. Kempt and was told that Snyder Land Development is the design engineer on the project, not the owner/developer. Mr. Kempt offered to provide Cal with owner/developer contact information. Cal to follow-up.
  - b. Tree root breaking through driveway at 136.  
It appears the root has not yet caused damage to the driveway. The board will monitor the situation.
6. Finished Business:
  - a. Painting of shutters at 150, 152, 154 and 156. All four owners have agreed on color. 152 and 154 have completed painting.
7. New Business:
  - a. Chart of Exterior Maintenance Responsibilities.  
Discussion took place concerning the possibility of removing the need for architectural request approval to replace shrubs. It was decided to leave the Chart of Exterior Maintenance as is.
  - b. Annual meeting agenda. Draft due by November 4<sup>th</sup>.  
Jane will do. This gives board members a chance to review, make changes or, approve the agenda as prepared.

- c. Kathleen Folick asked for fall newsletter.  
Board denied the request, because we are well into the fall season.
- d. Gary Folick requested speed bumps placed on Lehman Drive and to have Davis responsible for removing them prior to snow removal.  
The request is denied. The budget does not allow additional expense billed from Davis for removal and replacement, or the cost of purchasing speed bumps.
- e. Barb Myers reported dead tree at Longs Gap Road.  
Cal to get quote to remove tree as well as removal of diseased rose bushes.
- f. Kathleen Folick asks to have suckers removed from the tree and a large pine shrub pruned at 126. Several board members removed the suckers from the tree themselves to save having to pay a maintenance contractor driving time for a quick fix. The owner of the pine shrub will have a professional determine if the shrub can be pruned safely. If so, the owner will cover the cost.

Next meeting date: November 12, 2024 (Annual Meeting)

Adjournment: Motion to Adjourn made by Meave, 2<sup>nd</sup> by Earlene.