

Board Meeting Minutes
Lehmans's Crossing II
September 9, 2024

1. Roll Call: Earlene, Kathy, Jane, Maeve & Property Manager Cal Yoder in attendance, Chad absent.

We had a quorum

2. June 10, 2024 minutes amended: Minutes of June 10, 2024 were amended to read minutes of May 13, 2024 were read. Earlene moved to approve the amendment, Maeve 2nd. Motion carried.

3. Reading of August 19, 2024 minutes: No additions or corrections, Earlene made motion to approve minutes as read, Maeve 2nd. Motion carried.

4. Report from Project Manager:

- a. Financial. Financial statements given to board. Cash flow of \$3,325.49. Motion to approve by Kathy, 2nd by Maeve. Motion carried.
- b. Anyone in arrears? (confidential) 2 in arrears.

5. Report from Treasurer:

- a. Proposed budget for 2025. 1st draft of new budget. Question if rose bush replacement should be taken from landscaping, or from budgeted amount for maintenance. Surveyor, attorney, and maintenance fees exceeded last year's budget.

6. Unfinished Business:

- a. Cal, any contact with land developer Mitch Kemp? Mr. Kemp reported no exact start date, but likely in the fall. He did gravel the turn around area temporarily but will be removed once the building is completed. The board discussed, if in the future, the turn around area will be black topped.
- b. Cal, any contact with attorney Austin? Cal gave the board a copy of the letter mailed to the contractor dated September 6, 2024, the letter requested the contractor, at their cost, to install a no construction vehicle allowed sign at our entrance as well as an emergency gate on the boundary line between the developments.
- c. Tree root breaking through driveway at 136. Parvin Paving to give estimate.
- d. Annual meeting scheduled for November 12, 2024. Is time and place confirmed?
Confirmed: November 12, 2024, 5 pm at the Stuart Community Center, 415 Franklin St.

7. Finished Business:

- a. Painting of shutters at 150, 152, 154 and 156.

8. New Business:

- a. Chart of Exterior Maintenance Responsibilities. Tabled to October meeting. To discuss confusion on replacement of shrubs.
- b. Annual meeting agenda. Agenda will be forwarded to board for review and approval no later than November 4th, 2024.

Next meeting date: October 21st, 2024, 11am

Adjournment: Earlene moved to adjourn, Maeve 2nd.