

Board Meeting Minutes  
Lehman's Crossing II  
May 19, 2025

1. Roll Call: Project Manager Cal, Sue, Earlene, Maeve, and Ray
2. Reading of April 21, 2025, minutes.  
Earlene moved to approve as read, Sue 2<sup>nd</sup>. Motion carried.
3. Report from Project Manager:
  - a. Financial.  
Total equity \$144,590.93, Profit \$25,008.34. \$12,000 approved for street sealing and driveway repairs will take checking down to \$38,000.00. Earlene moved to pull \$10,000.00 from checking and combine it with the existing \$10,728.74 CD. Having a total of \$24,728.74 in CD for 5 months at 3.75. Sue second 2<sup>nd</sup>, all approved.
  - b. 1 in arrears
4. Treasures remarks:  
Earlene requested financial reports on the Friday before meeting date.
5. Unfinished Business:
  - a. **Street seal coating to be done in September:** Cal will send email and letters as reminders to association members a month in advance prior to street seal coating. Reminder signs will also be posted by mailboxes.
6. New Business:
  - a. Repair downspout at 120.
  - b. Assess damage to grass while mowing at 110, 120-124.

Next meeting date: June 16, 2025

Adjournment: Earlene made motion to adjourn, Ray 2<sup>nd</sup>.

## Re: Lehmans Landing

To JANE DONISON <jdonison141@comcast.net>

Jane,

Please see below in red.

1. Is the current detention pond temporary? No this is only a temp basin. Phase 2 starts in October of this year and it will be removed at that time.
2. Will a permant detention pond be put in place to protect the wet lands? There is a large basin just before the wetlands and it goes in at the start of phase 2.
3. When will the temporary gravel turn around be done where Julie Lane meets Chatman Drive? We are installing all curb next week and we will be starting stone grading for paving the day after the curb is installed. We graded this area for curb and we wanted to get it all stoned right away but we got slowed down because of the weather. Tomorrow We will be stoning the road from the end of the existing paving to chatman Drive so there is a turn around again.
4. How soon do you plan to complete curbs and paving? Curb is on 6/19 and 6/20. Paving is to be done 7/1 to 7/3
5. Do you know when construction of homes will begin? Homes are to start mid July.

Please let me know if there is anything else or if there is anything we can do to be a good neighbor during our time here.

Thank you,

Donny Smith Jr.  
Project Manager  
Small Commercial & Residential  
John W. Gleim Jr. Inc  
~~[REDACTED]~~

On Tue, Jun 10, 2025 at 10:17 AM JANE DONISON <jdonison141@comcast.net> wrote:

Good morning Donny,

This is from Jane Donison, HOA President of Lehman's Crossings. You and I met once before when I had questions about construction traffic on our street. I want to let you know that we have no complaints about truck traffic. Thank you!

I am preparing for our upcoming board meeting and hope to respond to board members questions.

1. Is the current detention pond temporary?
2. Will a permant detention pond be put in place to protect the wet lands?

3. When will the temporary gravel turn around be done where Julie Lane meets Chatman Drive?
4. How soon do you plan to complete curbs and paving?
5. Do you know when construction of homes will begin?

When we talked you suggested that we have our street sealed. Something we common folks would have never thought about. We took your suggestion and our street will be sealed in September.

Again, thank you for your time.

Jane Donison  
717-422-3608