

Board Meeting Minutes
Lehman's Crossing II
October 20, 2025

1. Roll Call: Jane, Ray, Earlene, Maeve, Sue, and Cal.
2. Reading of September 15, 2025 minutes: Approved as read on a motion by Earlene, 2nd by Ray.
3. Report from Project Manager:
 - a. Financial. Net income \$5,348.16. Total equity \$135,999.52. Total income \$81,659.70. Total expense \$65,242.77.
 - b. Anyone in arrears? 2 in arrears. (confidential)
4. Treasurer Remarks:
 - a. 2026 budget. Earlene suggested keeping legal fees at \$4,000.00, the same as in the 2025 budget. Maeve so moved, Ray 2nd. Motion carried.
5. Unfinished Business:
 - a. Siding repair at 114. Repaired October 8th
 - b. Quote to install underground pipe at 110. Cal meeting with contractor October 20th to get quote.
 - c. Response from owner at 131 in reference to back porch water damage. Cal meeting with contractor on October 20th to discuss options.
 - d. Response from Atty Austin concerning protecting our road. No response from Atty Austin.
6. New Business:
 - a. Preparation for Annual Meeting.
 - b. Review rules and regulations by unit owners. Cal will review rules and regulations with association members at annual meeting.
 - c. Discuss private road maintenance agreement. Cal will explain agreement and how it works to association members at annual meeting
 - d. Renew CD. #20,000.00 CD renewed for 3 months.
 - e. Response from Paul Wilson. (North Middleton Zoning) RE: Wetlands. Mr. Wilson visited the area in question and determined the wetlands are clearly marked and undisturbed.

Next board meeting date: January 6th.

Adjournment: Motion to adjourn by Earlene, 2nd by Maeve.

