

**Lohman's Amhurst Board of Directors Meeting Minutes**  
**March 18, 2025**

*Approved*

**Present:**

Linda Dingbaum, President  
Stephen Freathy, Vice President  
Josh Jordan, Vice President  
Anna Rogers, Treasurer

Audrey Stein, Secretary  
Tracy Shaver, Sharper  
Chad Schneider, Sharper Liaison

5 homeowners attended in-person

**Call to Order** (Linda Dingbaum)  
Meeting called to order at 7:07 PM

**Minutes** (Audrey Stein)  
December 17, 2024, Board meeting minutes approved

**Treasurer's Report** (Anna Rogers)  
a. Current Financial Report  
b. Arrears – 2 foreclosures, 2 dues, 1 legal fees, 1 NSF  
c. Financial Accounts Update

**Administrator's Update** (Chad Schneider)  
• Accepted as prepared

**Sharper's Update** (Tracy Shaver)  
• Sharper will handle Sales/Resale Disclosures

**Old Business**  
• Federal Pacific Electric Panel – 1 remaining  
• FinCen Requirements – no longer required

**New Business**  
• New Legislation introduced in House (HF 1268) and Senate (SF 1750)  
    ◦ If passed, could have significant impact on HOAs  
• Snow Removal Issues  
    ◦ Addressed with vendor; damaged turf will be repaired by vendor at their expense  
• Anna Rogers submitted resignation. Thank you for all your hard work while on the board!  
• Effective immediately, Chris Severson will replace Anna Rogers for the remainder of her term. Unanimous Board approval for new board member.  
• 2025 Projects  
    ◦ Painting Buildings – bidding in progress  
    ◦ Other potential projects: mailboxes, parking lot patching/repair, sewer lines, swimming pool drinking fountain, gazebo lights. Fence repairs are ongoing.

**Adjournment**  
Meeting adjourned at 8:12 PM

Next scheduled Board Meeting: June 17, 2025

Respectfully submitted,  
Audrey Stein