

**LAHA BOARD OF DIRECTORS**  
**Meeting Minutes**  
**May 18, 2021**

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**Participants (via Zoom):**

Ashley Brown, Secretary  
Cindy Piché, Vice President  
Bink Semmer, President  
Monica Fahnhorst, Vice President  
Jim Kraus, Property Manager

**Absent**

Linda Dingbaum, Treasurer

This meeting was scheduled to be an open question/answer session. The virtual meeting began at 7:08pm by welcoming homeowners who phoned into the audio portion of the meeting and A. Brown introduced board members. Because of the virtual meeting format, all homeowners were asked to email or mail questions/comments to the board prior to the meeting. They were read and addressed before the board meeting began. All homeowners had access to hear the board meeting via a zoom link or phone call to a Zoom number provided in an email prior to the meeting; 3 homeowners were present.

**Call to Order** (B. Semmer)

- ◆ The meeting was called to order at 7:10 PM.

**Minutes** (A. Brown)

- ◆ The April 27, 2021 meeting minutes were approved

**Treasurer's Report** (B. Semmer)

- ◆ The Board reviewed the financial reports. Reports were accepted as presented.
- ◆ Arrears – 4 in arrears, no concerns.

**Updates**

- ◆ The Property Manager's Update (J. Kraus) was discussed. Some highlights include: parking lots swept, mulch was put around, light fixture replaced at Bldg 20 between units 70-71, turf damage from plowing repaired, turf was fertilized, and tennis net installed.

**Old Business**

- ◆ Communications
  - External - continued to send newsletters regarding important information to homeowners via email. Working well and to continue as-is.
- ◆ 2021 Projects
  - Fence repair and painting project - White Oak and Park Lane have been assessed by PM. PM will continue to assess each court. Lumber prices have increased, therefore, PM is categorizing into tier 1 or tier 2 and will be prioritizing tier 1 to be completed this year, and tier 2 may have to wait until the following year. Process update regarding "white x's" on fence posts and what that means will be included in an upcoming newsletter.
  - Complete garage stub walls (Amhurst and Briarwood). More than half completed at Briarwood. Amhurst will also be completed.
  - Pool Water Supply - Project is complete! LAHA now has their own supply line that isn't connected to a home.
  - Transition/Succession Planning of Board - continuing to think about homeowners who may want to work on special projects throughout the year.
  - Survey of homeowners re: dog area/basketball area. Bink is connecting with Robin to help finalize prior to sending out to homeowners. Goal is to have the survey out to the homeowners in the next 2 weeks.
  - Safety Concerns -no safety concerns have been raised over the last month.
- ◆ Cable Contract – December 2021. Monica will review the contract. Bink will be reaching out to them via phone to discuss as well.
- ◆ Board Financial Advisor. Linda will work with potential candidates to see if they're interested.
- ◆ Pool Opened May 15th - no monitors or capacity limits, hand and equipment sanitizers available.

- ◆ LAHA Trees - board to walk the community, assess Ash trees, buckthorn, crab apple the first two weeks of June. A special meeting will be called for all members on the board to participate.  
Garage Sale June 5 8:30a-4p. Communications will go out (Craigslist, postings around the neighborhood, Next Door)
- ◆ Electric Car Charging ports: Association is not required to provide. PM will put together a formal response for the association to have a standard response.

**New Business**

- ◆ Summerfest - August 3rd - Consider food truck options. Cindy will reach out to Gina to see if she'll share her previous research.
- ◆ Pool Shed organization/cleaning is continuing through the summer.
- ◆ Homeowner's request for a vegetable garden on association property. Board put it to the vote and the vote did not pass planting a vegetable garden on association property.
- ◆ Water Spigot at Monument - will be installed at the monument.
- ◆ An Architectural Committee was discussed - at this time the board is comfortable with the current process to ensure each homeowner is keeping their home area up to association standards.

**Adjournment:**

The board meeting was adjourned at 8:52 pm,

Next scheduled board meeting: Tuesday, June 15th, 2021

Minutes submitted by A. Brown, Secretary