

**Lohman's Amhurst Board of Directors Meeting Minutes**  
**June 20, 2023**

**Present:**

Alissa Koewler, Vice-President  
Audrey Stein, Vice-President  
Jordana Lewis, Treasurer  
Norma Stading, Secretary  
Jim Kraus, Association Manager

**Absent:** Linda Dingbaum, President

There were 2 homeowners attending in-person and 8 attending via Zoom.

**Call to Order** (Alissa Koewler)

Meeting called to order at 7:35 PM

**Minutes** (Norma Stading)

May 16, 2023 Board Meeting minutes approved.

**Treasurer's Report** (Jordana Lewis)

Treasure/s Report

- a. Current Financial Report
- b. Arrears Status

Currently 3 homeowners late: 2 were short by \$30 or less, 1 in collections

- c. Merrill Lynch update

Bonds are currently better than CDs, so 1 CD rolled into bonds for now. The risks are the same.

**Manager's Update** (Jim Kraus)

- Accepted as prepared

**Old Business** (Alissa Koewler)

- a. Federal Pacific Electric panel replacement update
  - i. Operations (Jim Kraus)  
40 panels replaced to date
  - ii. Finance (Linda Dingbaum)  
no report due to absence.
- b. Tree planting 2023 (Norma Stading)  
Completed
- c. Listening Session update (Jordana Lewis/Audrey Stein)

**New Business** (Alissa Koewler)

- a. Budget for 2024  
Jordana (Treasurer), Linda (President) and Jim (Association Manager) will be compiling budget for 2024
- b. Insurance Update (Jim Kraus)  
Association is too large to continue to be insured by American Family. Jeff Mahew found another company to insure us, but the Loss Assessment coverage that each homeowner

will need increases to \$50,000 as does the Coverage A. An email as well as a letter via U.S. Mail will be sent by Jim to all homeowners to advise that their coverages must be at least \$50,000 for both Loss Assessment and Coverage A, and proof is to be provided to the Association. Failure to obtain required coverage could result in the loss of one's home if there is a catastrophic loss.

- c. Zoom – after a discussion amongst board members, a vote was taken as to whether we should continue to offer Zoom as an option to homeowners. Board members unanimously voted to discontinue Zoom for monthly meetings.

**Adjournment**

Meeting adjourned at 7:58 PM

Next scheduled Board Meeting: July 18, 2023.

Respectfully submitted,  
Norma Stading