

LAHA BOARD OF DIRECTORS
Meeting Minutes
April 27, 2021

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; 5 homeowners were present.

Call to Order (B. Semmer)

- ◆ The meeting was called to order at 7:08 PM.

Minutes (A. Brown)

- ◆ The January 19, 2021 meeting minutes were approved with minor revisions.

Treasurer's Report (B. Semmer)

- ◆ The Board reviewed the financial reports. Reports were accepted as presented.
- ◆ Arrears – 0 in arrears, no concerns.

Updates

- ◆ The Property Manager's Update (J. Kraus) was discussed. Some highlights include: Grounds cleaned of leaves, downspout extensions installed at garages, Bi Solar powered LED lights installed in various locations, Resident Guide printed and distributed, culvert grates cleaned of debris. Jim has been making sure the grounds are looking great as we enter spring/summer.

Old Business

- ◆ Communications
 - External - continued to send newsletters regarding important information to homeowners via email. Fence repairs and painting will be communicated to homeowners via the website and email.
- ◆ 2021 Projects
 - Fence repair - schedule, cost, timeframe: In the next few weeks, PM will do a walk through of the property to determine which fence boards and posts need to be replaced; this will help provide a better understanding of what needs to be repaired to determine overall costs and will then start the project.
 - Fence painting - reviewed bids, A & B - Motion is passed to move forward with vendor "A"
 - Complete garage stub walls (Amhurst and Briarwood). Vendor had an early start this year and he is making great progress to complete the work as expected.
 - Pool Water Supply - PM is working with a contact to start and finish the project. Contact is waiting for the permit to begin the work. The work being done for the water supply will not disrupt opening the pool as planned on May 15th, weather permitting.
 - 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 will take the survey and reach out to homeowner 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 - we'll keep reminding homeowners to lock their car doors and to share any areas around

the neighborhood that may need more lighting.

- ◆ Cable Contract – December 2021. Monica will review the contract.
- ◆ Board Financial Advisor. Linda will work with potential candidates to see if they're interested.

New Business

- ◆ Pool Opening - tentative May 15th weather permitting. Current regulations state 50% Capacity and 6ft social distancing, and no requirement of monitoring or sanitizing. The board will continue to review regulations to open the pool to ensure safety of the community according to local regulations.
- ◆ LAHA Trees - board to walk the community to assess Ash trees, buckthorn and crabapple trees - Bink will reach out to board members to schedule a time to do a walkaround within the next couple of weeks. PM shared the trees were treated 2 years ago. PM will be learning more about the appropriate treatment plan and will put together a plan to share with the board (including a 5-year Buckthorn plan).
- ◆ HomeOwner Questions:
 - Providing Rules and Guidance to homeowners for adding wiring for electric cars and the possibility to install charging kiosks

Adjournment:

The board meeting was adjourned at 8:19 pm,

Next scheduled board meeting: Tuesday, May 18th, 2021

Minutes submitted by A. Brown, Secretary