

LAHA BOARD OF DIRECTORS
Meeting Minutes
September 21, 2021

Participants:

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

This meeting was scheduled to be an open question/answer session. The virtual/in-person meeting began at 7:00pm by welcoming homeowners who attended in person and who phoned into the audio portion of the meeting. Because of the virtual meeting format, homeowners were asked to email or mail questions/comments to the board prior to the meeting. Homeowners attending the meeting could also ask questions. Questions and comments were addressed before the board meeting began. All homeowners had access to hear the board meeting via a zoom link, phone call to a Zoom number provided in an email prior to the meeting or attend in person; 2 homeowners were present and 5 online.

Call to Order (B. Semmer)

- ◆ The meeting was called to order at 7:00 PM.

Minutes (B. Semmer)

- ◆ The August 17, 2021 meeting minutes were approved with change to the Annual meeting to November 16th.

Treasurer's Report (L. Dingbaum)

- ◆ The Board reviewed the financial reports. Reports were accepted as presented.
- ◆ Arrears – 3 in arrears, no concerns.

Updates

- ◆ The Property Manager's Update (J. Kraus) was discussed. Turf by the pool area is being treated to take care of the Japanese Grubs. Pool closed 9/20/2021.

Old Business

- ◆ Communications
 - External - website, email blasts, e-newsletter. External communications working well. Nothing more to report or change.
- ◆ 2021 Projects
 - Fence repair and painting project - Repairs are for the most part done - we're repairing what we can this year and will complete the rest of the work in 2022. Painting will begin shortly and will update the blog. Homeowners can find the blog in the Newsletter, website, and on the handout provided. Homeowner had a question regarding if not all fence posts are fixed this year what will happen - this update also addressed this homeowner question.
 - Complete garage stub walls (Amhurst). Amhurst is being worked on and will be finished. Blackwood will not be finished.
 - Transition/Succession Planning of Board - On hold. We'll take a look at this more closely next year.
 - Survey of homeowners re: dog area/basketball area. Results will be distributed to homeowners by the end of the year.
- ◆ Cable Service Agreement – renews December 2021. Preliminary stages of contract review. The Board wants to better understand what happens after the contract expires.
- ◆ Flagpole update - Pole has been ordered and flags will also be ordered. They should be arriving in 3-weeks.
- ◆ Annual Meeting - November 16th. In-person at the Hopkins Center of Arts. We'll be looking for volunteers. Homeowners can contact Cindy Piché if interested in volunteering. Homeowners will receive the Annual Meeting Packet one-month in advance of the meeting.

New Business

- ◆ Grass - drought/watering - PM is working with Prescription to make sure the turf is being taken care of.
- ◆ Review and Approval of 2022 LAHA Budget
 - Treasurer and PM worked closely to present a draft 2022 budget. Board approved budget with a \$25/month due increase in dues starting January 1, 2022 for each home. The board agrees that it will be important to outline the rationale behind the increase to share with the community. More to come.
 - Resolution made, that if we have any surplus funds in our 2022 operating actual budget, we will move surplus to capital reserve. Motion made to accept resolution. Resolution approved.
 - Resolution made that the board hereby directs it's management company (Sharper) to immediately cease all delinquency processing procedures and refer all delinquent homeowner correspondences to the onsite property manager. Motion made to accept the resolution. Resolution approved.
- ◆ Homeowner had a question regarding the dryer vents. Homeowner is responsible for the removal of the lint from the dryer vent system. The Association is responsible for the vent on the roof. Contact PM if you have any questions or concerns. PM to ensure all communications are updated to ensure that not all vents are on the roof, they are also on the side of the building.
- ◆ Homeowner request regarding whether or not he can continue to have their tomato plants on common property. The Board will discuss in early 2022.
- ◆ Homeowner volunteered to be on a nominating committee to help find homeowners to run on the board if we decide to have a committee.

Adjournment:

The board meeting was adjourned at 8:28 pm,

Next scheduled board meeting: Tuesday, October 19th, 2021

Minutes submitted by A. Brown, Secretary