

APPROVED

**LAHA BOARD OF DIRECTORS**  
**Meeting Minutes**  
**July 20, 2021**

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**Participants:**

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

**Absent:**

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; 4 homeowners were present and 2 online..

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

- ◆ The meeting was called to order at 7:15 PM.

**Minutes** (B. Semmer)

- ◆ The June 15, 2021 meeting minutes were approved.

**Treasurer's Report** (L. Dingbaum)

- ◆ The Board reviewed the financial reports. Reports were accepted as presented.
- ◆ Arrears – a few in arrears, no concerns; one resident received legal notice of dues arrears and should be taken care of by the end of the month

**Updates**

- ◆ The Property Manager's Update (J. Kraus) was discussed. The posts and chain by the entrance will be repaired next week.

**Old Business**

- ◆ Communications
  - External - website, email blasts, e-newsletter
    - Fence repair and painting updates will continue
- ◆ 2021 Projects
  - Fence repair and painting project - Repair is about half way done, painting begins in the fall.
  - Complete garage stub walls (Amhurst and Briarwood). Briarwood is completed and Amhurst will be next.
  - Transition/Succession Planning of Board - continuing to think about homeowners who may want to work on special projects throughout the year as well as potential board members..
  - Survey of homeowners re: dog area/basketball area. The survey will be emailed this week to homeowners.
  - Safety Concerns - PM is researching additional options for a stadium-type lighting for the parking lots. If feasible, this light would replace the current fixture and focus the light on the parking lots.
- ◆ Cable Service Agreement – expires December 2021. B. Semmer has tried to find the correct department to address the pending Service Agreement but has been unsuccessful. PM will take over. M. Fahnhorst will review the previous contract.
- ◆ Board Financial Advisor. Linda will work with potential candidates to see if they're interested. The purpose of this person would be to help work on the reserved plan. Hiring a company to analyze the reserve plan was discussed but felt that was not necessary. Next year the reserve plan should be reviewed in depth by the board.
- ◆ LAHA Trees - Recommendation from Meridian was received, regarding Amhurst Ash trees. It was suggested to move the treatment to 3 years instead of 2, no removal of trees in the maintained area and to consider a plan to remove some ash in a long term plan in the unmaintained areas, replacing them with other small trees.
- ◆ Summerfest - August 3rd - Food truck that previously committed cancelled just before this meeting. They did provide another option and C. Piché will call and see if they are available. Everything else is set. Hours were adjusted slightly.

**New Business**

- ◆ Insurance Renewal - American Family Insurance was renewed at the end of June. Our annual premium increased by over \$35,000 so PM provided board with two other options to consider. These will be reviewed and potentially find more options.
- ◆ Front Monument Refresh - PM provided the board with an option of a refresh on the front monument. This was done by Prescription. Plan will be reviewed and taken under consideration.
- ◆ Flag Pole at Front Monument - PM may be able to fund the hard costs of the flag through a veteran's group; if not the cost will be approximately \$500. This was approved at a previous board meeting so PM will get this done.
- ◆ EV Policy - A new electric vehicle policy was presented to the board as there have been questions from residents. The policy was approved and will be shared and included in the Resident Guide.

**Adjournment:**

The board meeting was adjourned at 8:25 pm,

1775

Next scheduled board meeting: Tuesday, August 18<sup>th</sup>, 2021

Minutes submitted by C. Piché, Vice President  
due to the absence of A. Brown, Secretary