

## LSHA Board Meeting Minutes – Tuesday, Sept. 22, 2020

### ❖ Maintenance - All

- Contracts status
  - Grass contract ends in 2020. Snow contract ends in May 2021. Lee is going to contact the company to renew the contracts for another three years.
- Detention pond
  - The detention pond has been treated. No reason to change contractors because everything is going well. No complaints from homeowners.
- Berm maintenance
  - There has been a decline in the maintenance of the berm areas on Sheldon and Cherry Hill. Kirste will include an article in the newsletter to encourage homeowners to care for their berm. Lee will include it in the billing for annual dues.
- Mailbox areas repaired
  - Concrete company completed repairs to the damaged mailbox area and has billed us.
- Shed approval pending changes at 44369 Dartmouth St.
  - Homeowner submitted request for shed, which was declined because it did not meet with restrictions. Homeowner was encouraged to revise and resubmit plans. None have been received yet.
- Subdivision entrance road
  - This issue was discussed at length. In order to get the county to replace the asphalt road with concrete, we would need to spend thousands of dollars on a lawyer and might not succeed in the end. Additionally, the County has promised to maintain the asphalt as a part of their road revisions in the future, whereas if we returned it to concrete, we would be on our own. Additionally, based on the kind of asphalt they installed, we have substantially similar life expectancy of the road. For these reasons, the board opted not to pursue action against the county. However, we do believe that concerned homeowners should have an opportunity to ask questions of the county. Lee will contact the county official to invite him/her to a Zoom meeting with interested homeowners. We will publish that date and invite homeowners when we have the meeting secured.

### ❖ Financial - Lee

- Update on current budgetary status
  - Checkbook balance \$23,673.47, budget distributed
- 2020 outstanding dues, previous years' dues
  - 44279 Vassar street has not paid dues for 2017, 2018, 2019, or 2020. Lee will begin the process of securing a lien against the property.
  - 10 homes have not paid 2019 dues

- 19 homes have not paid 2020 dues
- When we send out mailings for 2021 dues, the dues, plus the late fees will be billed to homeowners. Continued non-payment will result in liens.
- Discuss 2021 Annual dues & budget
  - We tabled the vote on 2021 dues pending the outcome of Lee's investigation into the snow and grass cutting contracts. If those prices remain stable, we can expect dues to remain stable.

## ❖ Social - All

- Trick or treating policy re: COVID
  - Given the CDC classification of trick or treating as a high risk activity, we will no longer have the tent at Ed and Linda's with cider, donuts, and candy. Kirste will also include an article in the newsletter discouraging homeowners from trick or treating this year. The board does not have the power to prevent trick or treating, but we do discourage it.

## ❖ Communications - Kirste

- Complaint about two houses
  - 320 Princeton and 44279 Vassar both received complaint about property maintenance. We will investigate and send letters to the homeowners.
- Homeowners who have asked for dues letter in property sale in 2020
  - We have several new homeowners in the subdivision. Welcome!
- Next newsletter features:
  - Delay in deadline for street tree planting
  - Berm maintenance on Cherry Hill and Sheldon
  - Trick or treat policy
  - Invitation to Annual Meeting via Zoom

## ❖ Annual Meeting - All

- Annual meeting via Zoom
  - Lee will contact the county official regarding roads. We will get homeowner feedback to share with the County, so that we can discuss this issue at the Annual Meeting.
  - Our Annual Meeting will take place via Zoom. Lee will set up the Zoom session. Kirste will advertise the URL in the newsletter. Date selected was Tuesday, Oct. 27, at 7pm.