

LHE BOD MEETING
Nov 5, 2012
Allen 491-4158 cell hollandera@earthlink.net

To Do's

Next Meeting: January 7, #13 or #16. Marilyn will decide and let us know

Allen

- Newsletter
 - Winter prep reminders
 - News from Heather Peterson on LHE success in real market
 - Encourage social connections
- #12: Send certified letter. Must get into compliance by Jan 10, 2013
- Give Water file & Kiosk key to Faith
- Roof Algae
 - Check with Realtors for their take on the issue
 - Is it common to other homes? HOAs?
 - Will it make a difference in sales if we don't fix, do fix?
 - May mean we would have to raise monthly fees to cover this cost
 - Ie: Is it worth it to fix?
 - Send out email to all owners:
 - Educate them on the issue
 - What the problem is; Realtor reaction; Cost and benefits to fix
 - Include what owners/residents would have to do if we fix the stain
 - How long a fix would last (3-6 years)
 - Ask them for their reactions and support/or lack of support for the fix

Nancy & Marilyn

- Research what it would cost to have a Capital Reserve study done (ie: how much should we have in reserve, and therefore, how much should we be depositing into that account annually/monthly)

Nancy

- Check for with other condo associations for recommendations on who we might use a an accountant to replace current accountant (not timely for us, expensive?)
- RE: investing our cash: Get prospectus to Allen

Faith

- Check on need for upper-upper road fire hydrant to be functional – or not. Check with Allen to **get file** and find out history on the issue.

Marilyn

- Research and help us decide which buildings – or which sides of buildings – should get painted next. We are not necessarily locked into 8 sides a year. Depends on condition of buildings. Return file to Allen

Nancy & Faith

- Review JW contract, determine what we need, can afford, etc . .

Sharon

- Post minutes (after approval)

In the Wings:

- Sonya: Wood lot management