

LHE BOD MEETING
March 13, 2012 6.30 pm #13
Proposed Agenda: (by Allen)
491-4158 cell
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1. Approve 2/14/11 minutes

2. Treasurer (Julie):

- Finance report
- Any delinquencies we need to know about/do anything?
 - o Fahrm told Allen he just sent Feb's check. Says March's check will come soon.
 - o Poirer?.
 - o Regina/#34: Did \$200 come in last week?

3. Next year Budgeting Process (Nancy & Julie please guide us):

- Date for budget hearing (by end of April)
- Where?
- What do we need to have/do to be ready for this hearing?
- From BOD Responsibilities : "BOD to adopt budget with yearly fee and mail out by April 25"

4. Annual Meeting (30-60 days before June 30)

- Date of meeting
- Date of notice (3-4 weeks before meeting)
- Reserve meeting room

4b. Next BOD meeting?

5. Capital Improvement: (Allen): (5 – 10 min discussion)

Informal sentiment wanted from BOD. This is about how to build up our capital reserves (for future roofs, roads, projects to make LHE more attractive to buyers)

- Sell land as house lots? What do you think?
 - o Just want sentiment for now, and support (or no support) to check with an attorney for process, cost, deals, etc.
- Sell timber (Dave Clark researching, county extension person will take a look)
- Animals a no-no for now.

6. Landscaping (Faith): Anything to discuss/decide? (20 minutes?)

- Pest control contract TBD next month: **Marcia?**
- **Nancy and Faith** talked with JW about coordinating turning water on/off?

7. Plowing: (5 minutes)

- Any concerns?
- Ruts in upper road?

8. Maintenance Updates (Allen): (10 minutes) = Just an FYI

- **March** = Doug will do a solo walk around to ID needs. Aim is for Doug to do the repair work on buildings Matt is not scheduled to paint.

- **April 23, 2 pm** = Doug & Allen (+ anyone who wants) quick walk around and confirm needs. Get quote from Doug
- **April 24, 2 pm** = BOD (Allen + ? + ?) **walk around** to ID owners “to do’s”
- Doug will do **front porches and back steps**. Quote coming. Bleach and clear coat.
 - o Owners can opt to do themselves.
- **Matt/Painting:**
 - o Allen has updated the record system
 - o Matt will focus on ½ building #1, ½ building #4, all of building #2
 - o Will paint all garage doors
 - o Will paint red doors and sides
 - o Will likely paint the repairs that Doug does. TBD.
 - o Date expected: August or September
 - o Official quote coming
- Doug will replace LHE **white mailbox**
- **Roof Inspections:**
 - o Doug says \$105/unit is too expensive
 - o Maybe a miscommunication with Mark Cassidy. Could be \$105/building
 - o Allen still waiting to hear from Mark
 - o Doug says he could do a quick check of roofs in Fall (to avoid 2 full inspections)

9. Next Social Event: ? (5 minutes)

- Who will coordinate this (ie: work with Audrey).
- Allen will send out the email and communicate to residents

10. Next Newsletter/Notice: (Sorry I missed the last one. Don’t know what happened)

- Dryer vent reminder
- Washer hose reminder
- April 24 Walk around
- Don’t drive in upper road, especially in mud season or winter
- ?

11. Individual Units Updates (Allen) (2 minutes)

- #14: Downstairs bedroom outside is being taken apart due to creaky noise.
- #19:
 - o They have By-Laws and Rules book
 - o Wally has Lease. Can someone make a copy and give to Allen please?
- #12: Have sent email. No response. Suggest waiting for post April walk around
 - Back window, sunroom window frame
- #11: Sunroom windows still need to be worked on. Midge says she’ll take care of it.
- #34: Regina says \$200 balance for window work coming at end of March

12. Notice to Realtors (Allen & Nancy)- TBD

- Who to contact on BOD
- \$460 due at closing
- Estate planning – (estate should keep paying us)
- Pass on books

- Volunteerism

13. E-docs reviewed and organized: Allen TBD

14. Abutment Update: Allen : No news

- Wait till Spring (says Glen, Sonya)

Notes from Past meetings

Ed Hampson & Capital Improvement ideas: (no news yet)

- Trails & fields management
- Animals
- Golf green
- Realtor endorsement
- Wood lot management

LANDSCAPING: What Progress?

GARDENS:

- Triage decision needs to be made on what to do with front gardens
- Maybe master plan should be split into sections?
 - o Front gardens?
 - o Crab apple trees?
- What do residents want?
- What does board think is best
- How much to budget

James Stacy/spraying

- What to do with Weeding? Feeding?
 - o Do we want it?
 - o 2 sprays
- Some people are against it.

Trees/Shrubs:

- Shape?
- Removed from close to buildings?

Keep Irrigation?

- Should we end it.

Upper roads/fields, keep open?

- Bush hog? Clear? What do we want?