

**LPPOA Annual Meeting of Property Owners
Minutes of Meeting – October 1, 2020**

Board of Directors present:

Absent:

Marshall Hogue
Oatanisha Dawson
Lawrence Gipson
Donald Saunders
Don Freund
Marvin Reese
Todd Leiferman

Properties Represented (includes board members):

635 Freedom	389 Freedom	110 Lexington
151 Concord	12 Pilgrims	26 Patriot
127 Liberty	14 Vermont	577 Freedom
570 Freedom	193 Liberty	571 Freedom
216 Liberty	412 Freedom	
16 Pilgrims	123 Liberty	

The meeting was called to order at 6:30 pm by Marshall Hogue, HOA President.

1. A basic meeting agenda and the financial report up to today's date were distributed to attendees. The following agenda was addressed:
 - Introduction of the current board members – Marshall Hogue
 - The Financial Report – Donald Saunders
 - A review of 2020 accomplishments and wish list for the community – Marshall Hogue
 - Open forum for questions
2. **Financial Report** – Lexington Place currently is projected to have \$44,217 in reserves at the end of the calendar year. Due to unbudgeted expenses incurred due to the pool, pond fountains, pond maintenance, the storage area gate, and the delinquency of 12 properties, we are about \$9,200 above the year's projected expenses.

This year we have about a 94% collection rate for HOA association fees. We are actively working to collect the dues from all homeowners in arrears.

Due to increased monthly expenditures, primarily associated with the pool and the ponds, we will eventually use up all our reserves over time because the cash generated by the collection of dues is less than what is required to keep the subdivision running. Thus, the board voted to raise the dues to **\$425 for calendar year 2021.**

The end of year financial statement will be posted to <https://www.lexingtonplace.org/board-of-directors-meetings>.

3. **2020 Accomplishments:**

- All street and pool lighting were upgraded with energy efficient LED bulbs
- The lighting at the entrance was improved to aid in the capturing of license plates on video
- Ponds were cleaned up; both in appearance and health
- The tennis court is once again functional
- The front entrance was power washed
- The pool deck was power washed and repairs to the pool building are still proceeding
- Through enforcement of covenants, several fences were repaired or replaced, and lawns improved

4. **Election of the 2020 Nominees:**

Note: We did not receive a single new nominee for the three expiring board member terms.

- | | |
|-------------------------------------|------------------------|
| • President – Marshall Hogue | will continue to serve |
| • Member at Large – Lawrence Gipson | will continue to serve |
| • Treasurer – Donald Saunders | will continue to serve |

5. **Open Forum/Questions and Answers**

Note: Most of the questions directed towards the board during the meeting were answered during the financial part of the meeting's agenda.

Q: Will Lexington Place be limiting or discouraging Trick or Treating this year.

A: Not at all. If the county allows for Trick or Treating this year, we will follow their guidance and encourage parents and homeowners to do what they are comfortable with.

6. The board thanks Mr. Sanjay Bhatka for allowing us to hold the annual meeting in his facility. In addition, thank you to everyone who helps our community.

Meeting adjourned at 7:06 pm.

Respectfully submitted,
Todd Leiferman