

**LPPOA Board of Directors  
Minutes of Meeting – February 7, 2017**

Board of Directors present:

Absent:

Bill Mullaney  
Scott Charter  
Don Freund  
Randy Luukkonen  
Tim Wilson  
Todd Leiferman

Peer Brunnschweiler

The meeting was called to order at 6:35 pm

- **Financial Report** – Scott presented the financial report to the board:

In January 2017, we were under budget by \$22,661. This is due to the timing of payments related to the construction of the pool. The budget assumed construction on the pool would begin in December and progress payments would be made in December through March. However, the first progress payment was not made until February. As such, the budgeted progress payment of \$22,101 results in a significant budget variance.

Aside from the pool construction timing variances, there were also smaller variances relating to pond maintenance and administrative costs. The pond expenses were over budget by \$618. This was due to a delay in the invoicing from the prior month resulting in two months of maintenance payments plus additional costs related to repairs that were not budgeted. Administrative costs exceeded budget by \$832. This was due a delay in payment relating to the December insurance payment causing the expense to be recognized in January. Additionally, the budget includes a monthly payment for the financial software but in 2017 the payment was changed to an annual payment, which was recognized in January.

In January, there was no significant change to past due accounts receivable. Collection rates remain at 97% for 2016 (6 outstanding properties) and 99% for 2015 (2 outstanding properties). The collection rate for current year dues was 26% in January.

**Unfinished Business**

- **Renovation of the Tennis Court** – The go ahead was given to replace the net and winch and reset the net poles in concrete. Don will head-up this project.
- **Pool** – Construction on the pool has begun and the first payment was made.
- **2017 Budget** - The budget for most projects next year is on hold until the pool is complete.
- **2017 Projected Projects:**
  - Power washing the entrance area
  - New American flag(s)
  - New pool furniture
  - Ordering of dumpsters for community cleanup (twice a year)

- Flower beds
- Addressing the erosion at the small ponds at the entrance
- Fountain pumps
- Pine straw
- Groundcover behind white fence at the entrance

### **New Business**

- Power washing of the entrance/exit of the subdivision is projected to be completed this spring.
- **Parking on the street** – We had a discussion regarding parking within Lexington Place and in particular parking on the street. There have been several complaints regarding the parking situation at the Lexington Place and Liberty Square intersection. The parking situation there has become disruptive and the residents have been contacted. We hope the situation has now been resolved.
- **Storage Lot** – The storage lot is full. Many of the vehicles, trailers, boats, and other equipment in the lot is inoperable, in ill repair, and unregistered. We will start the process of contacting homeowners regarding some of the equipment located in the storage lot. If you have an inoperable and/or unregistered piece of equipment in the lot, we request that you register it or remove it from the lot.
- **Dumpster for Yard Waste** – We are planning on having a large bin placed within the subdivision in April for yard debris. More to follow as we lock in the actual date.

### **HOA Points of Contact:**

Bill Mullaney (President) – 912-289-9606  
 Randy Luukkonen (Vice President) – 912-580-6817  
 Don Freund (Member at large) – 912-223-7175  
 Tim Wilson (Member at large) - 912-267-3389  
 Scott Charter (Treasurer) – 802-881-8252  
 Peer Brunnschweiler (Member at large)  
 Todd Leiferman (Secretary) – 573-528-3169

**Note:** If there's an emergency, contact 911.

Next meeting will be Thursday, March 14, 2017 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:50 pm.  
 Respectfully submitted,  
 Todd Leiferman

**LPPOA Board of Directors  
Minutes of Meeting – March 14, 2017**

Board of Directors present:                      Absent:

Scott Charter    Bill Mullaney  
Don Freund     Tim Wilson  
Randy Luukkonen  
Peer Brunnschweiler  
Todd Leiferman

The meeting was called to order at 6:35 pm

- **Financial Report** – Scott presented the financial report to the board:

In February 2017, we were over budget by \$14,780. The variance this month is predominately related to the pool construction and the timing of progress payments. The budget includes progress payment #2 in January and #3 in February, while the first actual progress payment was made in February.

At February month end, collection rates remain at 97% for 2016 (6 outstanding properties) and 99% for 2015 (2 outstanding properties). The collection rate for the current year dues is 80%.

**Unfinished Business**

- **Pool** – Construction on the pool is well under way and on track for completion by the start of pool season.
- **2017 Budget** - The budget for most projects this year is on hold until the pool is complete.

**New Business**

- **Storage Lot Key** – The lock for the storage lot gate broke. About 30 keys have already been distributed. If residents need a key, they should contact us at [LexingtonPOA@yahoo.com](mailto:LexingtonPOA@yahoo.com).
- **Community Garage Sale** – The garage sale is scheduled to happen on Saturday, April 29<sup>th</sup>.
- **Ponds** – Several ponds have excess vegetation growing in them. The company under contract to service our ponds has been contacted to assess and correct the problem.

**HOA Points of Contact:**

Bill Mullaney (President) – 912-289-9606  
Randy Luukkonen (Vice President) – 912-580-6817  
Don Freund (Member at large) – 912-223-7175  
Tim Wilson (Member at large) - 912-267-3389  
Scott Charter (Treasurer) – 802-881-8252  
Peer Brunnschweiler (Member at large) – 734-730-9175  
Todd Leiferman (Secretary) – 573-528-3169

**Note:** If there's an emergency, contact 911.

Next meeting will be Thursday, April 11, 2017 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:50 pm.

Respectfully submitted,

Todd Leiferman

**LPPOA Board of Directors  
Minutes of Meeting – April 11, 2017**

Board of Directors present:

Absent:

Bill Mullaney  
Don Freund  
Randy Luukkonen  
Peer Brunnschweiler  
Todd Leiferman

Tim Wilson  
Scott Charter

The meeting was called to order at 6:42 pm

• **Financial Report –**

In March 2017, we were over budget by \$13,210. The variance this month is again predominately related to the pool construction and the timing of progress payments. The budget included progress payment #4 (\$7,367) in March, while actual progress payment #2 (\$22,101) was made in March resulting in a significant variance. There were additional line items with variances, but these were all relatively immaterial.

At March month end, collection rates remain at 97% for 2016 but with only 5 outstanding properties remaining and 99% for 2015 (2 outstanding properties). The collection rate for the current year dues has increased to 87%.

**Note:** Where the situation warrants, we have placed liens on properties that are not current with their HOA dues. However, in several instances this action has not been enough to prompt the homeowner to pay their annual dues. For those homeowners who are repeat violators, late for several years, and have made no contact with the board to arrange payment, we will move to seek legal counsel to foreclose on those properties to collect dues.

**Unfinished Business**

- **Pool** – The pool construction company has assured us the pool would be complete by May 1<sup>st</sup>. You will need a key to enter the pool area; the key has not changed.
- **Community Garage Sale** – The garage sale is scheduled for Saturday, April 29<sup>th</sup>. We will update the sign at the entrance, place a sign off of Harry Driggers, and advertise locally.

**New Business**

- **Large Dumpster** – Lexington Place will receive a large construction type dumpster for property owner usage. The hope is that home owners will conduct spring clean-up and take advantage of the dumpster to remove unnecessary clutter and to trim trees and bushes. This is the first time the POA has done this and will serve as a trial for future years.

The dumpster will be located in the storage lot near the pool from April 14-28. The storage lot will remain open during the day, but will be secured at night. The dumpster can be used for all household and yard waste items **except:**

- **Liquids (paint, varnish, etc.)**
- **Combustibles (gas, aerosol cans, oil, etc.)**
- **Tires**
- **Hazardous waste (batteries, insecticides, herbicides, antifreeze, etc.)**

**Note:** Any of the above items found in the dumpster will result in additional charges and will be paid from existing Lexington Place funds.

- **Parking** – The Lexington Place covenants specify that all houses constructed within the subdivision have a 2-car garage and parking for 2 cars available in the driveway. The covenants do not specifically prohibit residents from parking in the street, but we are hoping some common sense will be applied towards the intent of the covenants to minimize parking in the street.

In addition, unless consent is explicitly obtained by your neighbor(s), at **NO TIME** is it okay for you or your guests to park on your neighbor's grass, block their mailbox, or restrict the entrance or exit of their driveway.

- **Noise** – The [Glynn County Noise Ordinance](#) basically states that **no noise** should be heard coming from your residence outside of 300 feet at any time during the day. That distance is reduced to 100 feet at night. Also, dogs should not be permitted to bark outside longer than 5 minutes before they are quieted or brought inside. Once again, exercise common sense and be considerate of your neighbors.
- **Fences** – Several wooden fences within the sub-division are in ill repair. The POA will be notifying and directing those homeowners to replace or repair their fences.

#### **HOA Points of Contact:**

Bill Mullaney (President) – 912-289-9606  
Randy Luukkonen (Vice President) – 912-580-6817  
Don Freund (Member at large) – 912-223-7175  
Tim Wilson (Member at large) - 912-267-3389  
Scott Charter (Treasurer) – 802-881-8252  
Peer Brunnschweiler (Member at large) – 734-730-9175  
Todd Leiferman (Secretary) – 573-528-3169

**Note:** If there's an emergency, contact 911.

Next meeting will be Tuesday, May 9, 2017 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:55 pm.

Respectfully submitted,  
Todd Leiferman

**LPPOA Board of Directors  
Minutes of Meeting – May 9, 2017**

Board of Directors present:	Absent:
Tim Wilson	Scott Charter
Don Freund	Bill Mullaney
Randy Luukkonen	Todd Leiferman
Peer Brunnschweiler	

The meeting was called to order at 6:30 pm

• **Financial Report –**

In April 2017, we were over budget by \$14,795. The variance this month is predominately related to the pool construction and the timing of progress payments. The budget included the final progress payment in March, while actual progress payment #3 (\$14,733) was made in April resulting in a significant timing related variance. There were additional line items with variances, but these were all relatively immaterial. The only other sizable variance is related to the purchase of pine straw in April for \$656 which was budgeted for May

At April month end, collection rates increased to 98% for 2016 with only 4 outstanding properties remaining and 99% for 2015 (2 outstanding properties). The collection rate for the current year dues has increased to 91%.

**Unfinished Business**

- **Pool –** Construction of the pool is complete, but it still needs to be inspected by Glynn County. That inspection is scheduled for Thursday, May 18<sup>th</sup>. We anticipate opening the pool to the public on Saturday, May 20<sup>th</sup>, pending the results of the county inspection.
  - New signs need to be put up that accurately reflect the new pool size and capacity.
  - Randy cleaned the bathroom at the pool house.
  - We have retained the services of the person who was cleaning the pools before we built the new one. The pool will be cleaned at least weekly, unless we determine otherwise.
  - Landscaping still needs to be done around the pool, but this will not keep the pool from opening.
  - The lounge chairs need to be cleaned and/or refurbished.

**Note:** The soil in the parking lot is available to anyone in the community that may need it. Come and get it!

- **Alligator Season –** We continue to get notifications regarding alligators in our ponds. Be aware of your surroundings. In addition, in the past snakes (several instances of Rattle snakes) have been found in the subdivision.
- **Parking –** We continue to get complaints from residents regarding parking. At **NO TIME** is it okay for you or your guests to park on your neighbor's grass, block their mailbox, or restrict the

entrance or exit of their driveway. This includes parking on the other side of the street from the driveway, making it difficult to back out.

### **New Business**

- Randy planted flowers at the entrance.
- A new roller was installed on the storage lot gate, making it a lot easier to open and close.
- The storage lot was trimmed and sprayed for weeds.
- The Canadian geese are having their babies. Be cautious, the adults can be very aggressive this time of year.
- Walter Rodriguez, one of our homeowners, has volunteered to power wash the entrance/exit and repaint the gates. We just need to supply the paint.

### **HOA Points of Contact:**

Bill Mullaney (President) – 912-289-9606  
Randy Luukkonen (Vice President) – 912-580-6817  
Don Freund (Member at large) – 912-223-7175  
Tim Wilson (Member at large) - 912-267-3389  
Scott Charter (Treasurer) – 802-881-8252  
Peer Brunnschweiler (Member at large) – 734-730-9175  
Todd Leiferman (Secretary) – 573-528-3169

**Note:** If there's an emergency, contact 911.

Next meeting will be Tuesday, June 13, 2017 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:30 pm.  
Respectfully submitted,  
Todd Leiferman



**LPPOA Board of Directors  
Minutes of Meeting - June 14, 2017**

Board of Directors present:

Absent:

Bill Mullaney  
Randy Luukkonen  
Scott Charter  
Todd Leiferman  
Don Freund  
Peer Brunnschweiler

Tim Wilson

The meeting was called to order at 6:30 pm

• **Financial Report -**

In May 2017, we were over budget by \$3,220. The variance this month is predominately related to the pool construction and the timing of progress payments again, but offset by some other savings for the month. The budget included the final progress payment in March, while the final actual progress payment of \$7,367 was made in May resulting in a significant timing related variance. Offsetting this variance was the budgeted expense in Landscaping of \$1,775 for flowers and pine straw. A portion of this expense was incurred in April and the balance has not been expended. Additionally, the budget included \$2,000 for pool furniture, which has also not been purchased yet.

At May month end, collection rates remained at 98% for 2016 with 4 outstanding properties remaining and 99% for 2015 (2 outstanding properties). The collection rate for the current year dues has increased to 92%.

**New Business**

- **Power Washing Entrance** - Completed. Thanks go out to Walter Rodriguez, one of our homeowners, who volunteered his time. Walter completed the following at the entrance:

- **Painted the gates**
- **Power washed the bridges**
- **Painted the guard shack doors**
- **Painted the pillars**

**THANK YOU WALTER!**

**Note:** If you see Walter, please thank him!

- **New American Flag** - Completed
- **New Pool Furniture** - The board voted to try and get one more year out of the existing pool furniture.
- **Fountain pumps** - Pumps were unclogged and are working again.

- **Ordering Dumpster** - If we happen to order another dumpster, it will be for yard waste only. We did not anticipate residents throwing away furniture, tires, pallets, an entire house worth of used carpet, unbroken down boxes, mattresses, etc. There will be better control measures in place if we do this in the future.
- **Erosion at Small Ponds** - This work will be put on hold until the fall.
- **Pine Straw and Flowers for Flower Bed** – Completed.
- **Cleaning or replacing tiles on Lexington signs and painting letters** - In progress. We plan on asking if we can enlist Walter's services.
- **Hurricane Damage** – The hurricane damaged a small outcrop of trees/bushes on the side of one of the ponds, which happens to be on HOA property. We will contact a couple companies for bids on removal.
- **Pool Bathrooms** – We reopened the other bathroom at the pool. There is no longer a unisex bathroom.
- **Storage Shed** – The board voted to buy a small storage shed for pool items, Christmas decorations, and other HOA owned equipment. We will have this placed behind the pool house.
- **Pool Light** – The underwater pool light on the North end is inoperable. We have contacted the builder for resolution.
- **Testing Pool Water** – The board split up responsibility for the daily testing of the pool water and monitoring the condition of the bathrooms (cleanliness, restocking etc.).
- **Remaining Dirt from the Pool** – We will be hiring someone to spread the remaining pile of dirt left in the pool parking lot. The cost will be split with a homeowner near the pool.
- **Splitting up responsibility for Phase I, II, and III among current board members.**
  - The board agreed to split up responsibility for requests from homeowners by phase. All requests should go through the board member representing your phase.
    - Phase I – Tim Wilson and Peer Brunnschweiler
    - Phase II – Randy Luukkonen and Don Freund
    - Phase III – Bill Mullaney and Todd Leiferman

**HOA Points of Contact:**

Bill Mullaney (President) – 912-289-9606 [wmullaney@hotmail.com](mailto:wmullaney@hotmail.com)  
Randy Luukkonen (Vice President) – 912-580-6817 [randyluukkonen@bellsouth.net](mailto:randyluukkonen@bellsouth.net)  
Don Freund (Member at large) – 912-223-7175 [donaldfreund@bellsouth.net](mailto:donaldfreund@bellsouth.net)  
Tim Wilson (Member at large) - 912-267-3389 [wilsontarheel4@gmail.com](mailto:wilsontarheel4@gmail.com)  
Scott Charter (Treasurer) – 802-881-8252  
Peer Brunnschweiler (Member at large) – 734-730-9175 [coachpmb@icloud.com](mailto:coachpmb@icloud.com)  
Todd Leiferman (Secretary) – 573-528-3169 [leifert@hotmail.com](mailto:leifert@hotmail.com)

**Note:** If there's an emergency, contact 911.

Next meeting will be Wednesday, August 9, 2017 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:55 pm.  
Respectfully submitted,  
Todd Leiferman

**LPPOA Board of Directors  
Minutes of Meeting – August 9, 2017**

Board of Directors present:                      Absent:

Bill Mullaney  
Randy Luukkonen  
Scott Charter  
Todd Leiferman  
Don Freund  
Peer Brunnschweiler  
Tim Wilson

The meeting was called to order at 6:30 pm

123 Delaware Drive presented the board with information regarding a request to install a new roof. The request was voted on and approved by the board. The owners must follow-up with the proper documents for our historical records.

• **Financial Report –**

In July 2017, we were under budget by \$951. The budget included improvements to the streetlights for \$1,500 in July, but the expected improvements were not completed during the month. The landscape expenses also included \$500 related to cleanup from the storm to remove the fallen tree near one of the entrance ponds. All other areas were within a reasonable variance from budget.

At July month end, collection rates remained at 98% for 2016 with only 3 outstanding properties remaining and 99% for 2015 with 2 outstanding properties. The collection rate for the current year dues remains at 95% of billed properties.

The year-end cash projection includes the remainder of outstanding 2017 dues (\$3,300) and is adjusted for outstanding “wish list” items (\$9,000). The projection is currently \$17,881 for year end.

**New Business**

- **Elections** - There are several seats that are open for nomination. If you are interested or know someone who would like to fill these positions, please let us know so we can ensure you are nominated in time for the elections. Complete the attached form(s) and drop them in the Lexington Place mail box located at the entrance/exit, or email them back to this address, or the Lexington Place email address at LexingtonPOA@yahoo.com. All nominations must be received by September 18, 2017. These are all two-year term positions.

**Vice President**  
**Member at Large (1 seat)**  
**Communications Director**

- **Pool Area Upkeep** – The board discussed the upkeep of the pool area and is very appreciative that for the most part, residents picked up after themselves.

- **Storage Lot Gate** – Someone ran into the storage gate, causing about \$200 of damage to repair. The gate is back in working order.

### **Old Business:**

- The tennis court is now fully operational, with new poles and a new net installed.
- The board members are trying to arrange a time to meet with the pool builder to get a tutorial on the operation of the pool.
- We will have the remaining dirt in the pool parking lot removed.
- The acquisition of pool furniture and new fountain pumps will be pushed to next year's agenda.
- Purchasing of a pool shed has been agreed upon by the board, but we need to establish a paver base before we move forward.

**If you have issues or concerns, please contact the board member responsible for your phase.**

- Phase I – Tim Wilson and Peer Brunnschweiler
- Phase II – Randy Luukkonen and Don Freund
- Phase III – Bill Mullaney and Todd Leiferman

### **HOA Points of Contact:**

Bill Mullaney (President) – 912-289-9606 [wmullaney@hotmail.com](mailto:wmullaney@hotmail.com)

Randy Luukkonen (Vice President) – 912-580-6817 [randyluukkonen@bellsouth.net](mailto:randyluukkonen@bellsouth.net)

Don Freund (Member at large) – 912-223-7175 [donaldfreund@bellsouth.net](mailto:donaldfreund@bellsouth.net)

Tim Wilson (Member at large) - 912-267-3389 [wilsontarheel4@gmail.com](mailto:wilsontarheel4@gmail.com)

Scott Charter (Treasurer) – 802-881-8252

Peer Brunnschweiler (Member at large) – 734-730-9175 [coachpmb@icloud.com](mailto:coachpmb@icloud.com)

Todd Leiferman (Secretary) – 573-528-3169 [leifert@hotmail.com](mailto:leifert@hotmail.com)

**Note:** If there's an emergency, contact 911.

Next meeting will be Tuesday, September 12, 2017 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:48 pm.

Respectfully submitted,

Todd Leiferman

**LPPOA Board of Directors  
Minutes of Meeting – September 19, 2017**

Board of Directors present:                      Absent:

Bill Mullaney    Scott Charter  
Don Freund  
Randy Luukkonen  
Tim Wilson  
Todd Leiferman  
Peer Brunnschweiler

The meeting was called to order at 6:40 pm

- **Financial Report** – The board reviewed Scott’s financial report:

In August 2017, we were under budget by \$15. There were no material variances for any of the budget categories.

At August month end, collection rates remain unchanged: 2015 - 99% collected with 2 outstanding properties; 2016 - 98% collected with 3 outstanding properties; 2017 - 95% collected with 8 outstanding properties.

The year-end cash projection includes the remainder of outstanding 2017 dues (\$2,975) and is adjusted for outstanding Wish List items (\$10,000). I know we discussed not completing these Wish List items, but I wanted to leave them detailed on our cash projection. The projection is currently \$28,141 for year end, or \$18,141 if the Wish List items were all purchased.

**Unfinished Business**

- **Elections** – We have received the following nominations for board positions:

**Vice President (vacated by Randy moving to President)** – Steve Clark  
**Member(s) at large** – Hector Bencomo, Peggy Cristobal, and Marshal Hogue  
**Secretary** - Coriane Al-Shaikhly

**Note:** Bill Mullaney will be replaced by the current VP, Randy Luukkonen. Randy will fulfill the final year of Bill’s term. The VP position will be filled with nominations from this year’s election.

**New Business**

- **Storage Gate** – There have been several reports of people finding the storage gate open. Please close the gate when you leave, regardless of how long you anticipate you’ll be gone. Randy is currently establishing a camera coverage of the pool parking lot and the storage area.

- **2018 HOA Dues** – In 2016, the board voted to increase dues by \$100 for three years because of the pool and other operating expenses. We appear to be in good financial standing and are reviewing options to adjust that initial plan. The board plans to review a few proposals from Scott, vote on the future dues structure, and present our decision at the annual homeowner’s meeting. It’s our goal to reset dues to \$350 as soon as possible. However, we also need to ensure we have a comfortable reserve to address future expenses like the fountain pumps and the tennis court.
- **Annual Homeowner’s Meeting** - The annual homeowner meeting will be on October 12, 2017 at 6:30 PM at the Best Western Plus off of I-95 exit 38.

**If you have issues or concerns, please contact the board member responsible for your phase.**

- Phase I – Tim Wilson and Peer Brunnschweiler
- Phase II – Randy Luukkonen and Don Freund
- Phase III – Todd Leiferman

**HOA Points of Contact:**

Randy Luukkonen (President) – 912-580-6817  
Don Freund (Member at large) – 912-223-7175  
Mary Anne Lesiak (Member at large) – 912- 342-7578  
Tim Wilson (Member at large) - 912-267-3389  
Scott Charter (Treasurer) – 802-881-8252  
Todd Leiferman (Secretary) – 573-528-3169

**Note:** If there’s an emergency, contact 911.

Next meeting will be Thursday, October 12, 2017 at 6:30 PM at the Best Western Plus in Brunswick, GA.

Meeting adjourned at 7:21 pm.  
Respectfully submitted,  
Todd Leiferman

**LPPOA Annual Meeting of Property Owners  
Minutes of Meeting – October 12, 2017**

**Board of Directors present:**

Randy Luukkonen  
Don Freund  
Scott Charter  
Peer Brunnschweiler  
Tim Wilson  
Todd Leiferman

**Absent:**

**Properties Represented (includes board members):**

635 Freedom Trail	12 Pilgrims Lane	123 Liberty Square
112 Delaware Drive	16 Pilgrims Lane	412 Freedom Trail
404 Freedom Trail	18 Pilgrims Lane	104 Liberty Square
424 Freedom Trail	24 Patriot Court	216 Liberty Square
638 Freedom Trail	28 Patriot Court	480 Freedom Trail
110 Lexington Way	110 Vermont Square	26 Patriot Court

The meeting was called to order at 6:38 pm by Randy Luukkonen, 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 – Randy Luukkonen
  - The Financial Report – Scott Charter
  - A review of 2017 accomplishments for the community – Randy Luukkonen
  - Items/agenda that board members wish to accomplish in 2018 – Randy Luukkonen
  - Open forum for questions
2. **Financial Report** – Lexington Place currently has approximately \$38,000 in reserves. The pool is completely paid for and we are in better shape financially than we had anticipated at this time last year. The board delayed most improvements in 2017 due to the installation of the new pool.

In 2017 we had about a 95% collection rate for HOA association fees. All homeowners in arrears have had liens placed on their properties and/or have begun to make payments towards their overdue HOA dues. Our collection rate for the last three years is 97%, much of which is due to the efforts of Scott.

Due to the positive financial standing of the HOA, we have voted to lower dues this year from \$450 to \$400. The original plan was to raise dues to \$450 for years 2017, 2018, and 2019. We will vote again at the end of 2018 to determine the dues for calendar year 2019. **Dues for 2018 will be \$400.**



The board has budgeted approximately \$7,000 in 2018 for improvements, though we retain the option of delaying or cancelling the improvements: 2018 improvements include:

- Repaint the tennis court and add pickle ball lines
- Update male bathroom at the pool; paint, new sink, and new exhaust fan
- Stabilize the erosion around the edges of the shallow ponds by the front entrance
- Add an additional street light at the end of the cul-de-sac by the tennis court
- Replace the fountains for the ponds on each side of the bridge (if they should fail)
- Additional landscaping around the pool area
- Make the grass area inside the pool area more user friendly (BBQ area, play area, picnic area)

Home sale data for Lexington Place:

Total Sales 2017:	17
Average Sales Price:	\$230,353
Average Sales Price / Sq. Foot:	\$96.60

### 3. **2017 Accomplishments:**

- The biggest accomplishment this year was the completion in May of a new \$73,000, 34'x40' concrete pool installed by New Era Pools. A saltwater chlorinator was installed with the new pool and after final inspection by the Health Department was completed, the pool was opened for swimming in the middle of May
- Trees behind the shallow ponds at the entrance were trimmed back
- New storage gate wheels and a track had to be replaced
- New poles and tennis net were installed on the tennis court
- The front entrance was power washed and the gates and pillars repainted
- Tennis court was power washed

Thank you Walter Rodriguez for the work you completed at the front entrance and tennis court area.

### 4. **Election of Nominees:**

- President – Randy Luukkonen (assumed position - one year left on term)
- Member at Large – Don Freund (one year left on term)
- Member at Large – Peer Brunnschweiler (one year left on term term)
- Treasurer – Scott Charter (one year left on term)
- Vice President – Steve Clark (newly elected to a two-year term)
- Secretary – Coriane Al-Shaikhly (newly elected to a two-year term)
- Member at Large – Hector Bencomo (newly elected to a two-year term)

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

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

**Q:** Can we do anything about the parking issues in the sub-division? My neighbor has like 5 vehicles.

**A:** As board members, we really have no authority to address parking violations. We recommend talking to your neighbor(s) to address those issues. Our covenants and restrictions does cover parking issues.

**Q:** We have folks who are walking, jogging, and walking their dogs during the hours of darkness and they are difficult to see. Can we get then word out for them to wear bright or reflective clothes?

**A:** Yes, we'll include the information in the minutes.

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 7:50 pm.

Respectfully submitted,  
Todd Leiferman