

**LPPOA Annual Meeting of Property Owners  
Minutes of Meeting – October 4, 2021**

**Board of Directors present:**

Oatanisha Dawson  
Chris Ford  
Lawrence Gipson  
Donald Saunders  
Don Freund  
Marvin Reese  
Todd Leiferman

**Absent:**

Properties Represented (includes board members):

635 Freedom	494 Freedom	28 Patriot
12 Pilgrims	18 Pilgrims	26 Patriot
528 Freedom	114 Vermont	595 Freedom
571 Freedom	171 Liberty	570 Freedom
216 Liberty	123 Liberty	518 Freedom
16 Pilgrims	118 Connecticut	220 Liberty

The meeting was called to order at 6:33 pm by Oatanisha Dawson, 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 – Oatanisha Dawson
- The Financial Report – Donald Saunders
- A review of 2021 accomplishments and – Oatanisha Dawson
- Identification of wish list items for the community – Oatanisha Dawson
- Collection and tabulation of ballots
- Open forum for questions

2. **Financial Report** – Lexington Place currently is projected to have \$43,551 in reserves at the end of the calendar year. The pool, ponds, and landscaping service represents most of our 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. We currently have 10 properties that have not paid anything towards the 2021 dues.

Based on analysis presented to the board in September by the Treasurer, the board voted to keep annual dues at **\$425 for calendar year 2022, due February 15<sup>th</sup>**.

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

### **3. 2021 Accomplishments:**

- The storage area has been totally restructured to accommodate additional equipment
- Updates to security cameras and lighting at the pool and entrance
- The board stepped up enforcement of the covenants, helping to maintain property values

### **4. Wish List Items:**

- Revitalization of the entrance; adding flowers, new plants, and shrubbery
- Completion of the landscaping on the hill behind the flagpole

### **5. Election of the 2021 Nominees:**

- |                                   |                          |
|-----------------------------------|--------------------------|
| ● Vice President – Chris Ford     | elected to a 2-year term |
| ● Member at Large – Don Freund    | elected to a 2-year term |
| ● Member at Large – Daniel Settle | elected to a 2-year term |
| ● Secretary – Lindsey Crawford    | elected to a 2-year term |

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

**Q:** The gate at the tennis court needs to be repaired. How do we get this taken care of?

**A:** Bring it to our attention. The board will take care of it as soon as we can.

**Q:** I have children and I'd like to see Lexington Place have some community events. Does the board have anything planned?

**A:** We currently do not have anything planned. We would be asking for volunteers from the community to help organize and coordinate the event(s).

**Note:** A couple volunteers attending the meeting stated they would help get something organized.

7. 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