

## **Laurel Hollow Condo Association – Board of Director’s Monthly Meeting – 1/19/2021**

The meeting was conducted via Uber Conference and came to order at 6:33pm. A roll call of the board was made by the president and a quorum was met. All members of the board were present (Joice Fairchild, Lorie Lettinga, Earl Ipsaro, Jeff Bench, and Jill Harrison).

The meeting minutes of January 5<sup>th</sup> Special meeting were adopted as written.

The president’s report included that there have been several meetings particularly about Comcast.

Joice Fairchild stated that the main focus of this meeting today was to determine and finalize the Comcast wording for the voting ballot at the annual meeting.

She reminded everybody that we’re planning this first ever Laurel Hollow block party on February 27<sup>th</sup> late afternoon. Plans include music, an art show, fun and games, and food and places where people can social distance. Joice also said that the meeting would cover more information on the annual meeting and artificial turf. She commended the board on working very well together.

Next was the vice president’s report by Lorie Lettinga. Lorie said that she appreciated all the volunteers and the next project was to power wash the back entrance and then paint. She asked for volunteers to contact her to help.

Earl Ipsaro reported that to close out the year he wanted to highlight that the assets were at a little over \$44,300. He indicated that on the income side, we brought in \$80,900 versus the budget of 79,700 so just a little over what we expected on the expense side. Going into 2021, we’re in good shape. We have some big projects coming up with a road resurfacing. Earl spoke later in the meeting about starting a project, repairing the decking around the Cabana and, and some money that is available for the project.

The Facilities Director, Jeff Bench, started his report by informing everyone that the center fountain was repaired and there was a replacement of a 130 feet of underwater wire. Jeff acknowledged the skills and help Bub Phillippe provided to make the repairs. On the pool, Jeff said that Tom needs to install the new oxygen reduction probe.

Joice Fairchild stated that a good part of the reason that the budget is in such a good status is that Jeff is able to fix many things a very low cost.

For the secretary’s report, Jill Harrison said that almost ten home sales have been completed since August, indicating the extra income has been good. The property information has been updated as required each year and with the prep for the annual meeting. Jill commended the great volunteers on the annual meeting and election committee, and that the board was streamlining the approval of home modification using our architectural a system within our web system that was built for us. She also explained some details of the web hosting changes Joe McVey was going to make in the next month. Joe was not on the call today but discussions have occurred regarding the host server transfer. There will be improvements to the landing page and internal email for the Laurel Hollow office.

The first committee report was by Carol Phillippe, Chair, of the Annual Meeting & Election Committee. She reminded everyone that the deadline for running for the board in the upcoming election is Feb. 4<sup>th</sup>. The form was emailed and can be returned by mail or email. Carol said the committee is meeting regularly on a weekly basis and has many ideas and communications planned for a very successful meeting and voting experience.

Nancy DeForge reported on the meeting facility. She mentioned she was there and it’s only about five minutes from the Hollow. She provided directions if people want to go see where it is. Nancy indicated the inside rooms are very clean and they have good ventilation, opening side doors that lead directly to handicapped parking. Nancy explained there is a separate room for welcome and registration and a different room for ballot counting. Padded chairs will be arranged for distancing and the clean restrooms are also available in the church. Prior to the meeting the committee will complete an additional cleaning. Carpooling with a neighbor or others you are regularly with was recommended. Nancy indicated that overall it is a very clean and pleasant facility.

Next, Lorie Lettinga and the Hines' reported on the grass. A first graph to go in artificial grass. Two colors are being reviewed, with the St. Augustine being a preference and it will look a lot better than most yards here. There is a little concerned about the dates with a new road coming in spring, and there's a little concerned about the road and their data putting their Grafton. So that's undecided right now. Jim will be working with Ernie on timing. Lorie further explained that the two toned type will look best in front yards. Backyards haven't been decided, depending on interest. Pricing is about \$4 a square foot. Jim is looking into using Easy Turf. The Hines' said there are two samples with manufacturer information and samples are available for anyone interested. Lorie will hold onto the samples.

With the committee reports completed, the next topic was the new process for owners speaking on agenda items at meetings. The process was sent out with the agenda and there was one owner that wanted to speak. We determined early that if someone wanted to speak that they would speak after their agenda item was discussed by the board, but prior to any action the board would take.

The next topic of unfinished business was the Comcast cable. Earl Ipsaro and Bub Phillippe released a document to the community that explained all the options in front of us and to provide some different additional information they could use to decide what direction should be taken when voting. This was released last week and if anyone has questions they should email lhoffice.

Jill Harrison explained that there are three options that the board has recommendation which the community will vote on at the annual meeting. They are 1) no Comcast contract dues to be reduced to 625 per quarter, 2) a five year Comcast contract or digital service cable TV only dues starting at 730 and, 3) a five year Comcast contract for internet only dues starting at 725.

Lorie Lettinga made a motion to place these three Comcast items on the voting ballot and Jeff Bench second the motion. There was no discussion by the board on the motion and a unanimous vote was made to add the items.

Jill explained that any voting decisions had to be recorded in the county records before taking effect. Therefore, any positive change in the early voting questions, like the 75% of voters to 2/3 of voting interest would not affect the later ballot questions. However, if 75% is validated with the voting tallies, changes could take effect.

Modifications were discussed by Jill Harrison and Lorie Lettinga. All were approved by Lorie's motion and unanimous vote as follows: 273 Bench – screen door, 326 Robinson and 290 Hrycelak tree trimming and removal, 294 King doggie gate, 215 Diane Housman remove the front screen door and enclosure, 311 Hines artificial grass, 228 Harrison new roof, and 235 Adams back patio.

Jeff Bench discussed the cost and need for a Jon Boat for the lake maintenance. Owner Nancy DeForge, used the new process for owner comments and expressed her concern, particularly regarding liability of residents handling repairs and the type of insurance LH carries. She felt a certified professional should be doing particular types of work, like electrical. There was more board discussion and then Joice Fairchild suggested to move on to the next order of business and this item will become unfinished business at the next meeting.

Earl Ipsaro suggested we discuss the pool decking. After a brief conversation the board through motion by Jeff Bench and second by Lorie Lettinga, agreed to move forward with the decking which cost is already approved in the budget. The decking has some areas where there are tripping hazards and must be replaced, as suggested last year. Ernie will be involved with the project and volunteers are needed.

There were no other items to discuss and Lorie Lettinga made a motion to adjourn and Earl Ipsaro second the motion. The meeting was adjourned around 7:42pm.

Prepared by: Jill Harrison, Secretary