

Lakeridge Manor Association, Inc.
Board of Directors Meeting
Minutes

September 15, 2022

Presiding Brian Benson

Board Members Present:

Brian Benson
Randy McNutt
Eddie Webster

Chuck Pfeiffer
Sharon K. Bungé

The meeting was called to order by Brian Benson, president.

Minutes of July 7, 2022, Board Meeting

A motion was made by Brian to accept the minutes of the July 7, 2022, Board meeting as submitted. Randy McNutt seconded the motion. Motion carried.

Minutes of August 16, 2022, Board Meeting

A motion was made by Brian to accept the minutes of the August 16, 2022, Board meeting as submitted. Randy McNutt seconded the motion. Motion carried.

Treasurer's Report

Sharon Bungé reported that the current bank account balance was \$28,475.71.

She also reported that a total of \$9,513.00 in late dues, fees, and charges was outstanding. The bylaws state that a lien shall be filed when the dues are more than sixty (60) days delinquent. It was decided that a demand letter shall be sent thirty (30) days after a lien is filed if payment has not been received. Brian stated that his attorney Allison Hart would submit demand letters at a charge of \$50.00 per letter.

It was decided to approach Josh Mayhan with an offer to repair his balcony railing with the proviso that he bring his dues up to date. Sharon said she would contact him.

Also, Sharon requested that she collect \$0.12 for copies she makes for the Association. Brian made a motion with a second by Chuck Pfeiffer. Motion carried.

(Note from President: Previous reimbursement was \$0.10/copy but increased to keep up with current ink price.)

Chuck made a motion that Sharon be credited \$100.00 on her dues for the work she does on behalf of the Association. Randy seconded the motion. Motion carried.

(Note: This is a reinstatement of a previously allotted amount paid to this position.)

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Chuck made a motion with a second from Eddie Webster that the Association post office box not be renewed. Motion carried.

Shingles

Sharon said she would contact Bill Nester to have loose and fallen shingles repaired on the south side mansards.

Lawn and Grounds Maintenance

Eddie suggested asking Frankie to clean out the grass in the cracks along the curb. Also, Randy said that he would have his son Miles clean up the tall weeds on the south side of the back driveway. An option of putting grass in some of the large beds on the north side was also discussed.

Refunds

Two opportunities for refunds were discussed: the buy-down on our insurance and the deposit on wall repair that was never done. Sharon said she would try to find out.

Driveway Gates

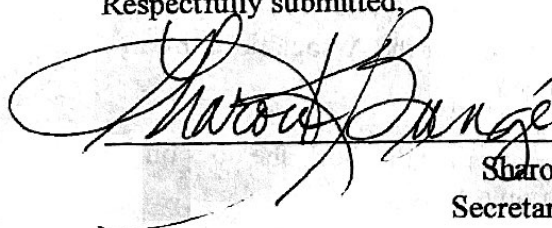
The possibility of doing a \$500.00 assessment for the driveway gates was discussed.

Painting

Eddie said he had a painter to contact for estimates on doing work on the south side of the units that are in need of painting. It was also decided that any color choice must be approved by the Board of Directors.

There being no further business, Eddie made a motion to adjourn the meeting. Randy seconded the motion. Meeting adjourned.

Respectfully submitted,


Sharon K. Bunge
Secretary/Treasurer

Brian Benson
President