

**Lexington Place Condominiums
Regular Board Meeting Minutes
April 28, 2025**

The meeting was called to order at 3:35 pm

Present

- Marty Homan, President
- George Day, Vice President
- Terry Viazanko, Treasurer
- Barb Flis, Secretary
- John Brode, Member At Large
- Jennie Steudle, Sentry Representative

Additions/Deletions to Agenda

- Insurance Update

Approval of Ratified Board Decisions Via Email

A motion was made by George Day and seconded by Marty Homan to ratify Board decisions made via email. They were as follows:

- General and Executive Minutes from March 27, 2025 Board Meeting Minutes. – Approved 4.6.25.
- 061660.000086 Downspout at 1184 Paddock Court Approved 4.3.25

Acceptance of Financials

The March 2025 Financials were presented. There was a question from the Treasurer about a \$4,000 entry for asphalt. The Sentry Representative explained that the work was done last fall and a check was sent but the contractor claimed they never received it and it was verified that the check was never cashed. Marty Homan remembered that the cost of the asphalt was only \$2500. Jennie Steudle verified that was correct and will investigate before they reissue another check. The Board's acceptance of the March 2025 financials is pending resolution of the \$4,000 entry.

Manager's Report - Action Item List

Insurance – The Sentry Representative received the insurance proposal and reviewed all concerns with the representative from McCredie. The policy renews 5/1/2025. The proposal will go to Marty Homan, President for signing. This is a two-year contract with an annual premium of \$19,556. This premium is up about 11% (\$17,770). The Sentry Representative notified the board to budget accordingly because premiums will escalate particularly with the Green Law going into effect soon. A motion was made by Marty Homan and seconded by George Day to approve the proposal.

Lawn Service – The Board approved a contract with All Seasons for lawn service for the 2025-2027. They will be in the community on Thursdays and requested to be on the spring walk-thru with the Board.

Tim Maj – There is a list of uncompleted repairs from 2024 that are to be carried over to spring. The Sentry Representative is requesting quotes. There is also outstanding money due to Tim Maj for 2024 work. The Sentry Representative has requested an invoice ASAP. The Sentry Representative will invite Tim Maj to participate in our spring walk through.

Family Tree Doctor – The company is contracted to be on site at the end of April. The Sentry Representative will contact them to get a date and to confirm details for notification to homeowners regarding pets and other lawn items that may be an obstacle to spraying.

Green Law – Email correspondence between George Day and Attorney Amy Smith of Makower, et. al. established that there is no template that has been developed for the solar energy policy statement that must be adopted by the Association by no later than April 2, 2026. Ms. Smith's email response indicated that her firm had been drafting policies on a community-by-community basis at a cost of approximately \$435.00 based on an estimated 1.3 hours of time required to draft the policy. Due to budget constraints for this calendar year and George Day's willingness to develop an initial draft of the policy, the Board decided that it would aim for completion of a draft of the policy by late this year so that it could be submitted for review by Makower, et. al. in January of next year.

Background: The Homeowners' Energy Policy Act (Act 68 of 2024) was passed by the Michigan legislature in the summer of 2024 with an early April 2025 effective date. The recently enacted statute limits the scope of regulation that homeowner and condominium associations can impose on the installation of energy saving improvements or modifications as defined by the statute within areas that are not generally accessible to all members of the association. The statute also requires that affected associations develop, adopt, and distribute a written solar energy policy statement that permits the installation of solar energy systems by individual homeowners in conformance to the provisions of the statute. The policy statement must be in place by April 2, 2026.

Open Work Orders

Work Order 173 – 1109 Paddock Drive. There is an issue with the basement egress window. The window was inspected and the level of the gravel in the well of the window needs to be lowered. The Sentry Representative was given a contact person at a prior Board meeting, but that vendor does not do repairs. The Sentry Representative has contacted Tim Maj and is waiting for him to look at it and quote if he is able to address the concern.

Work Order 183 – 1051 Paddock Lane. Regarding water draining at curb. B & L said it was a low point in the irrigation system. This will be sent to All Seasons Landscape to check at irrigation start up.

Work Order 198 – 1184 Paddock Court. Sprinkler head in back yard is pooling water and not spraying. This will be given to All Seasons to investigate when irrigation system is turned on.

Work Order 201 – 1132 Paddock Court. Homeowner emailed images of porch railing and trim that needs painting. The work order was sent to Tim Maj for repair. The Sentry Representative contacted the homeowner and this work has not been completed. It is scheduled for spring and will be noted in the spring walkthrough.

Work Order 213 – 1006 Paddock Drive. Regarding roof leak that has been repaired. Waiting for verification from homeowner that there are no further leaks.

Work Order 231 – 1041 Paddock Drive – Continuation of work order 211. The front and back bedroom bay window work was completed 2024. According to Tim Maj, the kitchen bay window is on hold as deck needs to be dismantled (not a major job, just a few boards). Homeowner needs quote from contractor to remove the deck boards. Homeowner is waiting on Tim Maj for a quote to remove the deck board at homeowners' expense so the repair on the bay window can commence.

Work Order 232 – 1037 Paddock Drive – Hole in siding. Photos of the hole were sent to Tim Maj. Waiting for response from Tim Maj about repair. There is confusion about an invoice received for this work, however the work has not been completed. The Sentry Representative will contact Tim Maj to verify.

Work Order 234 – 1040 Paddock Drive – Foundation leak and remove and repair drywall. The work has been done and Sentry is awaiting invoice for Associations portion of the work.

Work Order 236 – 1045 Paddock Lane – Repair of chimney stack. Tim Maj to come out once snow has melted. The Sentry Representative will check with Ethical Roofing to see if they can look at it and give an estimate for repair.

Work Order 242 – 1012 Paddock Lane – Carriage Light broken. Sentry representative will contact homeowner to advise that this is homeowners' responsibility and requires a modification request.

Work Order 243 – 1008 Paddock Lane – Three pieces of siding have blown off. The homeowner also reports siding is coming off from the unit at 1016 and is concerned for water damage. The Sentry Representative will follow up with Tim Maj and the homeowner to see if the work has been completed.

Work Order 246 – 1038 Paddock Lane – Leaking into the basement above ground near breaker box. The Sentry Representative is following up with Tim Maj and homeowner to verify the work has been completed.

Work Order 248 – 1012 Paddock Lane – Clogged gutter. A new work order will be sent to Tim Maj.

Work Order 250 – 1121 Paddock Drive – Woodpecker holes in support beams on her porch. Work order to Tim Maj and will also be investigated on spring walkthrough.

Work Order 251 – 1103 Paddock Drive – Dead shrubs. This will go on Marty's list for tree and shrub replacement.

Unfinished Business

Outside Lighting –George Day prepared and presented to the Board edits to the Architectural Control Policies and Procedures as well as edits to the Matrix regarding maintenance/replacement of outside porch and garage lights.

- A motion was made by Marty Homan and seconded by John Brode to accept the updates to the Architectural Control Policies and Procedures.
- A motion was made by Marty Homan and seconded by John Brode to accept the updates to the Matrix.

An eblast with both documents will be sent to homeowners and will be updated on the Community Wix site (<https://lexingtonboard.wixsite.com/lexplace>)

Next Scheduled Meetings

- The spring walk thru is scheduled for May 9, 2025 at 10:30 am. Board members may be completing their assignments throughout the following week.
- The May Board meeting will be May 19, 2025, 1-3 pm
- The Annual meeting is tentatively set for June 25, 2025 (evening).

Adjournment

At 5:23 pm a motion was made by Marty Homan and seconded by George Day to adjourn the regular session.

The Board moved into Executive Session.