

**Lexington Place Condominiums
Regular Board Meeting Minutes
May 21, 2025**

The meeting was called to order at 1:39 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 Certification discussion under New Business

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:

- 061660.000086 Flis Downspout Modification Approved 4.3.2025
- General and Executive Meeting Minutes Approved 5.1.2025
- 061660.000090 Winkler Door Modification Approved 5.9.2025

Acceptance of Financials

The April 2025 Financials were presented. Last month there was a question from the Treasurer on the March financials about a \$4,000 entry for asphalt. The Sentry Representative indicated that the issue has been resolved. The \$4,000 entry was removed from the financials and she is waiting on confirmation from Midwest for a proper invoice for the asphalt work. A motion was made by Terry Viazanko and seconded by John Brode to accept the April, 2025 financials.

Manager's Report - Action Item List

Lawn Service – The Board requested a schedule from All Seasons for fertilization, rose bush trimming and irrigation. The Sentry Representative will contact the seven homeowners who will need to open the valves for the irrigation system start up. All Seasons requested that homeowners who do not want their rose bushes trimmed, tie a ribbon on them. The Sentry Representative will send an e-blast out to the community when she has the schedule for rose bush trimming.

Tree Removal – The dead tree between the community and Cancun Grill is scheduled to be removed. The Sentry Representative is confirming date and quote (\$2300) with All Seasons.

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.

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 was noted in the spring walkthrough and will get painted along with other homes on the list.

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 homeowner's 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 has contacted Tim Maj to inspect.

Work Order 236 – 1045 Paddock Lane – Repair of chimney stack. Tim Maj inspected and ordered a new pipe.

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

Work Order 255 – 1038 Paddock Lane – Sprinkler heads appear to be sinking. All Season will inspect when irrigation system gets turned on.

Unfinished Business

A Sentry eblast with the updated Architectural Policy and Matrix documents will be sent to homeowners and will be updated on the Community Wix site (<https://lexingtonboard.wixsite.com/lexplace>)

The results of the spring walk thru were discussed and work assigned to All Seasons for landscape and to Tim Maj for other repairs and painting.

New Business

Annual Meeting – The Board started to compile the list of improvements made in the last twelve months. The Board requested the Sentry Representative to provide the number of foundations repaired and the approximate cost.

Dryer Vent Cleaning – The Sentry Representative is waiting for a quote from Dryer Vent Wizard for vent cleaning.

Insurance Certification – George Day requested an e-blast to homeowners with the contact information for the Associations insurance company should they need to obtain a Certificate of Insurance for their mortgage lender.

Next Scheduled Meetings

- The Annual meeting is tentatively set for June 25, 2025 (evening).

Adjournment - At 3:30 pm a motion was made by Marty Homan and seconded by George Day to adjourn the regular session.

There was no Executive Session.