



**The Harbors at Lake Chesterfield Homeowners Association  
Board Meeting Agenda  
June 17, 2021 at 7:00 PM**

**ATTENDANCE:**

LCHOA BOARD MEMBERS:

	Present	Absent
<b>Phase 1</b>		
Amanda Perry		
Vacant		
<b>Phase 2</b>		
Jana Flynn		
Nathan Hopper		
<b>Phase 3</b>		
Jeanne Flowers		
Vacant		
<b>Phase 4</b>		
Bob Kramer		
Joyce Del Vecchio		
<b>Phase 5</b>		
Craig Boling		
Brad Lype-Barker		

Additional Attendees: Samantha Hoene, Community Manager

Residents in Attendance:

Name	Phase

**1. Call to Order**

**2. PUBLIC COMMENTS: # of speakers:**

During Public Comments, Residents may address the Board concerning issues related to the subdivision.

Each speaker will be limited to three minutes. Please note that at the Board’s discretion, the Board may respond immediately to an issue raised during patron comments for clarification. However, our general practice is to respond to the comment at a later time via a phone call or written message - if a response is needed.

**3. Tabled Items from Previous Meeting:**

- a. None at this time



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**4. Action Items Completed between Meeting:**

- a. Inspection of clubhouse

**5. Manager Report**

- a. Update on transition to new keycard system
- b. Proposal for scanning documents- LEM pricing
- c. General updates

**6. Committee Reports**

a. **Pool Committee**

*Committee members:* Jana Flynn, Chair; *Additional Board Members:* Amanda Perry

- i. Entrance Gate Update
- ii. Adult Pool Filter and the Birch Tree
- iii. General Update

b. **Architectural Control Committee**

*Committee Members:* Craig Boling, Chair; *Additional Board Member:* Nathan Hopper

- i. 134 Boathouse Drive—Exterior Improvements
- ii. Procedure moving forward for requests

c. **Legal & Operational Committee**

*Committee Members:* Joyce Del Vecchio, Chair; *Additional Board Members:* Jana Flynn, Nathan Hopper; *Additional Members:* NA

- i. Update on voting of new indentures
- ii. Signatures and transfers from previous board members
- iii. Updates on attorney's response time to requests

d. **Finance Committee**

*Committee Members:* Chair position is VACANT; *Additional Board Member:* Jeanne Flowers; *Additional Members:* Chris Schepis

- i. Updates on transition to LEM for financial management
- ii. Procedures for getting spending money on budgeted and unbudgeted expenses, including emergency repairs

e. **Marina Club Committee**

*Committee Members:* Brad Lype-Barker, Chair; *Additional Members:* Sam Hoene, Hayley Hopper

- i. Proposed Rules for the use of the clubhouse space
- ii. Company to recover the pool table

f. **Grounds Committee**

*Committee Members:* Bob Kramer, Chair; *Additional Members:* Susan Eisenberg



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- i. Update on basketball court completion
- ii. Update on walking path sealing and expansion

g. **Lake Committee**

*Committee Members:* Bob Kramer, Interim Chair; *Additional Board Members:* Craig Boling;  
*Additional Members:* George Lindh, Steve Krumrey

- i. Update on possible solutions and next steps
- ii. Upper lake bubbler and fountain status
- iii. Need to find permanent committee chair

h. **Social Committee**

*Committee Members:* Jeanne Flowers, Chair; *Additional Board Members:* Joyce Del Vecchio;  
*Community Members:* Julie Haefner

- i. General Update
- ii. Fourth of July plans

7. **New Business**

8. **Motion to Adjourn**

**Next Meeting – Thursday, July 15, 2021 at 7:00 PM**