



**The Harbors at Lake Chesterfield Homeowners Association  
Board Meeting Agenda  
July 15, 2021 at 7:00 PM**

**ATTENDANCE:**

LCHOA BOARD MEMBERS:

	Present	Absent
<b>Phase 1</b>		
Amanda Perry		
Joe Wood		
<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:

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.



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

- a. 134 Boathouse Drive—homeowners submitted additional pictures and material lists requested by the board. Based on the additional information, the vote was taken via email.

Yes Votes	No Votes	Abstentions
7	0	2

**5. Manager Report**

- a. Updates sent to Board via email
- Ballot status
  - Security Company update- Hackett/PASS
  - Meetings this week- LEM, Appfolio, Aramark, PASS
  - Pool/Clubhouse issues for the month
  - Protocol for vacation/emergency contact lists year round

**6. Committee Reports**

a. **Pool Committee**

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

- i. Discussion of current rules
- ii. Update on Birch Tree
- iii. General Update

b. **Architectural Control Committee**

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

- i. General Update

c. **Legal & Operational Committee**

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

- i. General Update

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. Monthly Summary

e. **Marina Club Committee**

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

- i. General Update
- ii. Presentation of bid for back stairs and front bridge



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f. **Grounds Committee**

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

- i. General Update

g. **Lake Committee**

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

- i. General Update

h. **Social Committee**

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

- i. General Update

7. **New Business**

- a. Review of dates for meetings for the remainder of 2021
  - i. Friday, August 6, 2021 at 7:00 PM—counting of ballots received
  - ii. Thursday, September 16, 2021 at 7:00 PM
  - iii. Thursday, October 21, 2021 at 7:00 PM
  - iv. Thursday, November 18, 2021 at 7:00 PM
  - v. Thursday, December 16, 2021 at 7:00 PM

8. **Motion to Adjourn**

**Next Meeting – Thursday, August 19, 2021 at 7:00 PM**