

HARBORS AT LAKE CHESTERFIELD BOARD MEETING AGENDA

Date:	Location:	Start Time:	Time Spent:	End Time:
9/16/2021	LCHOA Clubhouse	7:00PM		9:30PM
I.	Call to order, roll call and timekeeper assignment		2 mins.	7:02PM
II.	ESTABLISH QUORUM		1 min.	7:03PM
III.	OPEN FORUM- Homeowner input		10 mins.	7:13PM
IV.	TREASURE REPORT- Jeanne			
	a. LAURA from LEM Present		20 mins.	7:33PM
	b. Questions for Committee or Laura		15 mins.	7:48PM
V.	MANAGER REPORT- Sam			
	a. Administrative Procedures		25 mins.	8:13PM
	- Hostile Homeowners/Vendors			
	- Board/Committee/Vendor Procedures			
	- Project Procedures			
	b. General Updates		5 mins.	8:18PM
VI.	OLD BUSINESS		10 mins.	8:28pm
	a. Stair Proposal			
	b. Gym Equipment			
	c. River Birch Tree			
VII.	NEW BUSINESS-needs approval			
	a. Administrative Policies Approvals		5 mins.	8:33pm
	b. Downstairs doors Proposal		5 mins.	8:38pm
	c. Walk Bridge Replacement Proposal		5 mins.	8:43pm
	d. Clubhouse A/C units and furnace		5 mins.	8:48pm
	e. Fence Request		5 mins.	8:53pm
VIII.	REVIEW OF ACTION ITEMS		5 mins.	8:58pm
IX.	ADDITION DISCUSSION		most be voted on by board-mins. max	
X.	ADJOURNMENT			9:00pm

“IN ACCORDANCE WITH OUR PARLIAMENTARY AUTHORITY POLICY, ATTENDEES MAY NOT ENGAGE IN OBSCENE GESTURES, SHOUTING, PROFANITY, OR OTHER DISRUPTIVE BEHAVIOR. IF ATTENDEES BECOME DISRUPTIVE, THEY WILL BE EXPELLED FROM THE MEETING.”

September 2021 Board Member Committee Updates

Pool Committee:

- The three bays are currently being cleaned out, and the grounds and pool committees are devising a solution to use the bays for table storage (and one for swim-team equipment??). Due to a lack of garage space, tables have been stored outside for the past few years and have subsequently sustained damage.
- The adult pool will not be covered until after the 20th of September. Pat is scheduled to power wash and stain the concrete around the adult pool. I sent a detailed email with closing information to Propool, and Sam will follow up and coordinate from this point forward.
- Propool is reimbursing us for unused guard hours due to the guard shortage; Sam, please add this to your to-do list.
- We have several missing anchors that hold the pool covers, and they are being replaced by _____.
- The large birch at the front of the pool entrance was cut down; when will the stump be removed?
- The pool committee will meet in October, so please email me directly if you have a wish list or something you would like addressed. ***This is a good opportunity to get your voice heard.
- Marina club, grounds, and pool had a joint committee meeting on September 1st, and some ideas we want to address include a mandatory pre-season meeting with the swim team parent reps to address expectations, Sam creating a reusable checklist of tasks for the guards, and charging a flat fee for pool parties. The swim team parent reps need to store swim-team items that are currently out: lane-line reel, sign on the fence, starting blocks, the two patio boxes; Sam is sending an email.
- The pool restrooms are run-down and need maintenance, so the marina club and pool committees will discuss options and flush out what that entails.

Grounds Committee:

1. Suggest we agree on a standard format for all committees to provide monthly updates
2. Walking path upgrade is completed.
3. Replacement of clubhouse side entry sidewalk is completed
4. River Birch tree near adult pool has been removed (hopefully this eliminates adult pool filter clogging)
5. Basketball court entry (concrete walkway) is completed, Greenwood will be completing extension of existing retaining wall and landscaping between tennis and BB courts in the coming weeks.
6. Bays next to garage have been mostly cleared out (2 of 3 are empty) for pool furniture storage. Furniture will be covered with tarps once all furniture is in place.
7. Adult pool deck will be power washed and sealed, same color as sun deck and area around baby pool. Pat will be performing this work over the next 2 weeks.
8. Proposal for replacement of rear steps is being presented in Brad's absence.
9. 30 retaining wall caps will be replaced in the near future, same contractor as rear steps, they anticipate 1 day to complete, depending on outcome additional blocks will be purchased and installed. Any that are needing to be cut will be by contractor, any not needing cutting will be by pat.
10. Fountain in upper lake will be removed and taken to a local motor repair shop, hopefully it can be repaired if not a replacement will be needed, will include in 2022 but request.
11. We look to be out of funds for tree removal, request for additional funds to cover any remaining needs for the last 3.5 months of the year. Requesting \$3000.00
12. I've talked with the HOA president for Nantucket, we cleared some honeysuckle from our common ground on Waterside so sign is visible. We also discussed meeting and looking at ways to share resources and hopefully save costs with some of the contractors more to follow.
13. Prep for holiday lighting on and around clubhouse.

14. Lighthouse door and frame will need to be replaced, kids are continually trying to break in and damaging both the door and frame. Railing and platform at top of lighthouse will need repair and replacing. Both will be budget requests for 2022 .

Social Committee:

Not much has happened because efforts have been going to getting indentures votes collected. Reached out to Double D band about playing at the pool, and they were booked through the middle of September. Considering doing some sort of "fall festival" type event. Possibly smores, food trucks, etc. Still in early stages and not sure of date yet as don't want to do it on a weekend when the clubhouse is rented.

-Flu shot clinic this Sunday, September 19 from 12-2pm

Legal Committee:

The second round of ballots are going out. Ballot count will be at the board meeting.