

# Lake Chesterfield HOA

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ANNUAL MEETING

MAY 13<sup>TH</sup> 2021

# LCHOA Board

- ▶ **AMANDA PERRY - CHAIR, B.O.T. PHASE 1**
- ▶ **OPEN POSITION B.O.T. PHASE 1**
- ▶ **NATHAN HOPPER - B.O.T. PHASE 2**
- ▶ **JANA FLYNN - B.O.T. PHASE 2**
- ▶ **GREGORY DAVIS - B.O.T. PHASE 3**
- ▶ **JEANNE FLOWERS - SECRETARY, B.O.T. PHASE 3**
- ▶ **JOYCE DELVECCHIO - B.O.T. PHASE 4**
- ▶ **BOB KRAMER - VICE CHAIR, B.O.T. PHASE 4**
- ▶ **BRAD LYPE-BARKER - B.O.T. PHASE 5**
- ▶ **CRAIG BOLING - B.O.T. PHASE 5**

# Legal Committee

Committee Members: Jana Flynn,  
Joyce Del Vecchio  
CoChairs: Jana Flynn &  
Joyce Del Vecchio

- ▶ 1. Why is this necessary?
- ▶ 2. What does it mean?
- ▶ 3. How am I (homeowner) affected?

# HOA Hierarchy

- ▶ **Resolutions, Rules, Policies, Procedures** Tier 4
- ▶ Help enforce & clarify the rules outlined within the Indentures & are in addition to & more specific than the Indentures. The Board has the authority to adopt or alter rules & does not need a vote of the Owners. We are not altering these with this vote.
- ▶ **Bylaws** Tier 3
- ▶ Governs how the HOA operates & regulates Board procedures. It holds the Board accountable & is only amended by a vote of the Owners.
- ▶ **Indentures or Declaration of CC&R's** Tier 2
- ▶ Establishes the authority of the association, declares deed restrictions on the property, & outlines the rights & responsibilities of Owners & the Board: property & ownership rights. It contains general architectural standards for the community & allows for more specific rules to be established in Tier 4. It is amended by a vote of the Owners.
- ▶ **Federal, State, Municipal Law** Tier 1

## Next Steps

- ▶ 1. Declarations are available on Lake Chesterfield website ([lchoa.org](http://lchoa.org))
- ▶ 2. Ask questions in person on May 19, May 26 or May 27 from 4 – 8 p.m.
  - ▶ Sign up for new pool access pass at the same time.
- ▶ 3. Send questions electronically from website.
- ▶ 4. Vote to Accept or Reject the new Declarations. The vote “accepts” or “rejects” the entire document. The ballot can be placed in the mailbox on the front of the Clubhouse.
- ▶ The ballot can be printed from the website or a hard copy is available in the Clubhouse.
- ▶ 451 “Accept” votes are needed for the new Declaration to be approved.
- ▶ Please vote by June 4.
- ▶ Questions??

# Pool Committee

**Committee Members:**  
**Chair: Jana Flynn**  
**Members: Amanda Perry**

- ▶ **2020 Project Summary**
  - ▶ Replacements
    - ▶ Original pump/motor/lint pot of the family pool
    - ▶ On-deck vacuum system
    - ▶ Pool lights & original fixtures in the family & adult pools
    - ▶ Flagpole & flag
    - ▶ Back-wash pit
    - ▶ Installed new depth numbers
    - ▶ 64 pool-cover anchors
  - ▶ Maintenance
    - ▶ Recalked all three pools
    - ▶ Descaled the stainless-steel sides of the adult pool
    - ▶ Painted the end-wall targets in the family pool
    - ▶ Fixed the outdoor faucet
    - ▶ Power washed all concrete surfaces & retaining walls
    - ▶ Sealed the concrete on the back deck & around the baby pool with cool decking that reduces the temperature of the deck

# Architectural Controls Committee

**Committee Members:**  
**Chair: Craig Boling**  
**Members: Nate Hopper**

- ▶ (Major Exterior Alterations – Approvals)
- ▶ - Decks
- ▶ - Fences
- ▶ - Air Conditions / Heat Pumps
- ▶ - Alternative Energy
- ▶ - Driveways and Patios
- ▶ - Doors and Windows
- ▶ - Garage Doors
- ▶ - Painting (Exterior)
- ▶ - Swimming Pools

# Finance Committee

**Committee Members:**

**Chair: Gregory Davis**

**Members: Chris Schepis, Jeanne  
Flowers**

- ▶ General Update
- ▶ Transition to new book keeping service



# Marina Club Committee

## **Committee Members:**

**Chair:** Brad Lype-Barker

**Members:** Amanda Perry, Sam  
Hoene, Hayley Hopper

- ▶ 2020 Project Summary
  - ▶ Clubhouse Exterior Updates
    - ▶ New Siding at no cost to the residents
    - ▶ New Low Maintenance Decks
    - ▶ New exit stairs
    - ▶ New rotunda door
    - ▶ New lower-level doors
  - ▶ Clubhouse Interior Updates:
    - ▶ New paint
    - ▶ New LED lighting (Ameren subsidized)
    - ▶ New technology with a cost savings!
    - ▶ New flooring
    - ▶ New furnishings
    - ▶ New bar appliances

# 2020 Updates



Clubhouse Siding

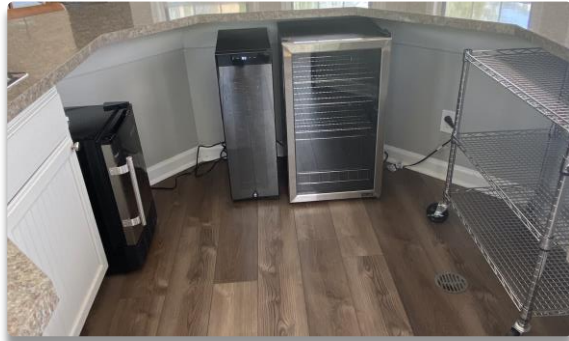


Clubhouse Deck



Clubhouse Flooring

# 2020 Updates

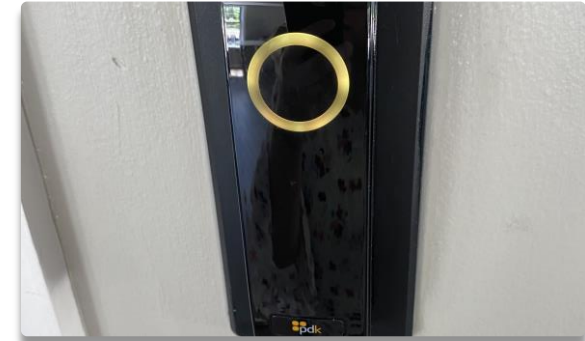


Bar Appliances



Clubhouse Furniture

With more updates to come throughout 2021!



New Technology

# Marina Club Committee

**Committee Members:**

**Chair:** Brad Lype-Barker

**Members:** Amanda Perry, Sam  
Hoene, Hayley Hopper

- ▶ 2021 Project Plan
  - ▶ Interior Updates Continued
    - ▶ Re-Felting and leveling the pool table
    - ▶ Kids play area downstairs
    - ▶ Youth TV and Gaming area downstairs
    - ▶ Small Kitchen refresh

# Grounds Committee

## Committee Members:

Chair: Bob Kramer

Members: Susan Eisenberg

- ▶ 2020 Projects Summary
  - ▶ Clubhouse Parking Lot Repaved
  - ▶ Over 40 new trees planted
  - ▶ Lighthouse Roof Replaced
  - ▶ Ash Trees treated for Ash Borer Disease
  - ▶ Pickleball added to Tennis Courts
- ▶ 2021 Projects
  - ▶ New Basketball Court (Completion May)
  - ▶ Walking Path far side, widening and repaved (Summer 2021)
  - ▶ Add drainage to far side walking path (Summer 2021)
  - ▶ Walking Path behind Condo's partial replacement, cracks filled , sealed (Summer 2021)
  - ▶ 40 new trees planted (Spring 2021)
  - ▶ Lighthouse and Clubhouse Signs Painting (Summer 2021)

# Lake Committee

**Committee Members:**

**Chair: Bob Kramer (Interim)**

**Members: Craig Boling**

**Steve Krumrey**

**Pat Ward**

**George Lindh**

- ▶ 2020 update
  - ▶ Big Lake Hydro-Raked
  - ▶ Investigating costs to dredge portions of upper and Big lake
  - ▶ Researching options to repair Big Lake
    - ▶ Continue Bentonite layer
    - ▶ Liner/Membrane

# Social Committee

**Committee Members:**

**Chair: Jeanne Flowers**

**Members: Joyce Del Vecchio**

▶ General Update



► **Questions??**