



**The Harbors at Lake Chesterfield Homeowners Association
Board Meeting Agenda
October 22, 2020**

LCHOA BOARD MEMBERS: Amanda Perry, Chris Schepis (Phase 1); Jana Flynn, Nathan Hopper (Phase 2); Pat Ward, Jeanne Flowers (Phase 3); Bob Kramer, Joyce Del Vecchio (Phase 4); John Cowell, Craig Boling (Phase 5);

Meeting available through Teams

Call to Order Time: ____ : ____

Members Absent:

Also in attendance:

PUBLIC FORUM: # of speakers:

Notice of Approved Meeting Minutes: The following meeting minutes have been approved via electronic communication and are available on the website.

- **09.17.20 Board Meeting**

Tabled/Action Meetings from previous Meeting

1. Project Bid Process- Have we solidified this?
2. Sam to ask smith about paying late fees on credit card due to their issues in not paying both cards.
3. Smith meeting is needed to reset expectations- Has this happened?
4. Follow up on ash bore disease and what trees need to be removed and what trees can be saved. This should be added to the newsletter.
5. Ask the city of wildwood about the trailer ordinance- Pat and Hillary- Update on this?
6. Cul-de-sac proposal- Bob to provide- Update on this?

OCTOBER COMMITTEE REPORTS

Architectural Control Committee

Committee Members: Chair: Craig Bowling; Additional Board Member: Nathan Hopper

1. General Update
2. 16204 Cancun Circle

Finance Committee

Committee Members: Chair: Chris Schepis; Additional Board Member: Jeanne Flowers

1. General Update
2. Committee Budget Review Process Alignment
3. Where are we in the audit or review process?
4. Budget update

Marina Club Committee

Committee Members: Chair: Amanda Perry; Additional Board Members: Pat Ward & Sam Hoene



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1. General Update
2. Flooring Quotes
 - a. Detailed plan for remodel of clubhouse to be put forward at next board meeting

Grounds Committee

Committee Members: Chair: Bob Kramer; Additional Board Members: John Cowell

1. Discuss potential capital projects addressed in new reserve study and which ones are needing to be handled in the coming months in preparation for summer 2021.
2. General update
3. Leaf cleanup, approve additional cost
4. Additional grass cutting, approve additional cost (will only occur if needed)
5. Holiday lighting approval additional scope and cost (Sam has additional quote)
6. Centerpointe Tree Removal Update – Question from Centerpointe Home Owner
7. discuss possibly offering resident leaf pick up starting in 2021 (similar to what Ballwin offers but, only 1 pickup per year)

Pool Committee

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

1. Pool contract vote – 3 bids
2. Pool operating-schedule opening time
 - a. Open at 10:00 am vs. 11:00 am every weekend (Saturday and Sunday only)
 - b. Open at 10:00 am every day of the week after the end of the swim-team season up to the start of school: July 12-August 23rd???
3. Memorial Day is May 31st, so opening day is May 29th
 - a. Proposal to open the Saturday and Sunday prior to Memorial Day: May 22nd and 23rd
 - b. Proposal to open the entire week before the normal opening: May 22nd - May 28th
4. Removal of 1-3 small, scraggly trees on the South/East corner of the adult pool
 - a. These trees provide zero shade, repeatedly stain the furniture, make the deck filthy, and render a significant portion of the sun-facing side of the deck unusable. These trees are not visually appealing, and numerous people have asked for the deck to be cleared of their mess in order to add more loungers along that section (we have the loungers already).
5. Budgetary needs: this may be addressed in the financial section
6. General update:
 - a. Furniture cleaning
 - b. Deck surface staining
 - c. Structure issues: adult and baby pool
 - d. Possibility: EOH w/o G
 - e. Winter maintenance

Lake Committee

Committee Members: Chair: John Cowell; Additional Board Members: Pat Ward

1. Lake Status and Developments

Legal & Operational Committee

Committee Members: Chair: Joyce Del Vecchio; Additional Board Members: Jana Flynn & Nathan Hopper



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1. Input on indentures from all committees.
2. Provide Copy of current full indentures

Social Committee

Committee Members: Chair: Jeanne Flowers; Additional Board Members: Chris Schepis & Joyce Del Vecchio

1. Taste D Burger food truck on Tuesday, October 27th time TBD
2. Yoga in the clubhouse
3. How much interest in Christmas event given covid?

Discussion Items/Manager Report-

- General Updates

November Action Items

Contract Expiration Date Calendar- Will be added to overall HOA Calendar on the website

New Tabled Items

Motion to Adjourn:

Next Meeting –