



Lenox Place Homeowners Association

Board of Directors Meeting

February 15, 2023, 7:00PM

Zoom Teleconference

<https://us06web.zoom.us/j/89463263659?pwd=VnNNcGZieGs1UIZLWEFIRmVxTUFvZz09>

AGENDA

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| I. Call to Order | 7:00 |
| II. Resident Forum | 7:05 |
| III. Approval of Minutes from previous Board Meetings | 7:15 |
| <ul style="list-style-type: none">• October 19, 2022• November 17, 2022 | |
| IV. Committee Reports | 7:25 |
| <ul style="list-style-type: none">• Police Liaison• Parking• Landscaping – Mulching (opting out)• Financial• ARC | |
| V. Review of Management Report | 7:40 |
| VI. Old Business | 8:00 |
| <ul style="list-style-type: none">• Speed limit signs in HOA• Fence issues• Gate key-pad issues | |
| VII. New Business | 8:40 |
| <ul style="list-style-type: none">• Signage repair – Page #74 | |

VIII. Adjournment

9:00

IX. Executive Session may be conducted at the discretion of the Board, as deemed necessary.

***Agenda subject to change: *Prepared by Jane Houston*

MANAGEMENT REPORT
February 15, 2023

- A. Meeting Minutes:** Minutes from the October 19, 2022, and November 17, 2022, BOD Meetings are enclosed for review. Pages #4-10.
- B. Financials:** Financial statements through January 31, 2023, are included in this packet. Pages #11-58.

Item	Month to Date	Year to date
Total Income	\$16,593.18	\$16,593.18
Total Expenses	\$14,853.06	\$14,853.06
Net Operating Income/loss	\$1,740.12	\$1,740.12
Reserve Contribution	\$5,363.25	\$5,363.25
Replacement Reserves		\$812,150.04
Total Reserves incl. Equity/Loss		\$827,664.22

Variances are as follows:

- Landscaping - \$6,025.00 (10/22 Prune & Plant)

C. ADMINISTRATIVE:

1. Elsie Thomas memorial – Page #59
2. Articles of Incorporation – updating
3. Landscape Policy – Pages #60-71
4. Reserve Study – (separate doc)
5. 2023 Operations Calendar – Page #72
6. Contract Tracker – Page #73