

LHRA Meeting Minutes

October 13, 2026

Present: Scott Petersen, Jane Wolf, Steve Seibert, Sherry O'Connell, Terry Segerberg (via remote)

Minutes Approval: The Minutes from the September Board of Trustees meeting were unanimously approved.

Unfinished Business: None

New Business: None

Ongoing Business

Planning Committee: (Jane)

The planning committee agrees with the proposal to repair a gate located near properties #47 and #57.

Maintenance: (Steve)

Mowing continues as scheduled. Steve has requested a quote from Mullins for more frequent mowing but has not yet received it. Steve will follow up with Mullins.

Finance: (Scott)

During the past month, the HOA incurred total expenses of \$25,681. The majority of these expenses were related to the Road Fund deposit of \$22,400, which was transferred into the investment account. Our new account for the Road Fund with Johnson Investment Counsel has been established on Charles Schwab. We will resume sharing statements next month when fund transfers are complete.

Other expenses included:

- \$1,600 for tax preparation services and filing an extension.
- \$1,382 for liability insurance coverage.
- \$299 for the HOA's software program subscription and usage.

Miscellaneous Issues:

Bonfire: (Jane)

Final preparations are underway for the bonfire event to be held on October 24, 2026. A reminder to RSVP by Friday, October 16th was sent out if you plan to attend the event. We are looking forward to a wonderful evening.

Miscellaneous: (Jane)

The trustees are aware that #68 is still in disrepair. We understand that many are frustrated and angry that they are not seeing any changes or progress being made. The past two months we have been in communication with Clermont County Health Department. Please understand that these matters have a process and have to follow protocol which will take some time. We will keep you posted as matters unfold.

Correspondence: (Terry)

Review of Member Correspondence and Communication Policies

The Board acknowledged receipt of a certified letter from the resident of Property #18 regarding the reporting methodology of the recent Board of Trustees election, a request to inspect underlying election tallies, and an invitation for individual correspondence.

To clarify the Association's historical record-keeping practices and uniform communication policies for all members, the Board notes the following facts, supported by the historical records attached as **Exhibit A**:

- **Reporting Practice:** In accordance with the consistent historical practice of this Association spanning nearly 40 years, election results have always been recorded in the permanent minutes by listing only the names of the newly elected Trustees. Individual numerical vote counts have never been published.
- **Record Retention:** Individual tally sheets and paper ballots have never been retained as part of the corporate records by any prior Board. Once votes are counted live and winners are announced at the Annual Meeting, those transient materials are discarded.
- **Meeting Audio:** A temporary audio recording device was utilized during the Annual Meeting as a draft aid for the Secretary. Due to excessive background noise and a mechanical failure, the recording was incomplete and corrupted. In line with standard administrative practices, this transient file was discarded once the comprehensive written minutes were finalized.
- **Record Distribution:** Per Association policy, the finalized, comprehensive minutes of the Annual Meeting were emailed directly to every household in the community, including property #18, immediately following Trustee approval.
- **Association Communication Policy:** To ensure absolute consistency, reliability, and fairness, the Board maintains a policy of addressing member inquiries publicly through official, community-wide distribution or within public minutes rather than engaging in private, individual debates. This ensures all members receive identical information simultaneously.

The Association operates in compliance with Ohio Revised Code Section 5312.07. Because the official written meeting minutes serve as the comprehensive, permanent record of the Annual Association's proceedings and have already been distributed to all households, the Board considers its review complete and the matter closed.

Correspondence Cont'd: (Jane)

In September 2026, the Board received correspondence expressing concerns regarding the safety of the community fireworks display. The Board appreciates these concerns and has taken steps to help protect the community by increasing our liability insurance coverage. This enhanced coverage applies not only to the fireworks display but also to other events held on Association greenspace, including the annual bonfire event.

The Board notes that the fireworks display is not organized, funded, sponsored, or operated by the Association. Rather, it is conducted as a private event by individual residents.

Socials: (Sherry)

The November social will be held on Friday, November 13th at the O'Connell's, #12, 6:30pm – 9:00pm

The December social will be held on Friday, December 11th at Tammy and Jenna's home, #13, 6:30pm – 9:00pm.

As always, bring an appetizer or snack to share and your beverage of choice.