

LHRA Meeting Minutes

September 10, 2026

Present: Terry Segerberg, Jane Wolf, Scott Petersen, Steve Seibert, Sherry O'Connell

Minutes Approval: The minutes from the August Board of trustees meeting were unanimously approved.

Unfinished Business: None

New Business: (Scott)

Legal (Review insurance options)

As a follow up to the decision made at the last meeting to increase Association insurance coverage, Scott reached out to an agent recommended by Steve. He received a quote for a \$5 million policy with a lower premium than we are currently paying for \$3M in coverage. This change was made effective 9/1/26. Our coverage is now with Westfield Insurance company with \$4M general liability and \$1M umbrella. The local agent is Lovins Insurance in Milford. Our research and the agent believe this is more than sufficient coverage given our risks that were reviewed in detail.

Solicitors – (Terry)

Terry proposed adopting a resolution recognizing Locust Hill Road as a privately owned road maintained by the Association and revoking any implied consent for uninvited commercial solicitors, vendors, and peddlers to enter the community. The proposed resolution would designate the community's existing "No Soliciting" and "Private Road" signage as official notice and reference Ohio's criminal trespass law. It would also authorize residents to notify violators that they are trespassing and to contact Pierce Township Police for enforcement.

Ongoing Business:

Planning Committee – (Jane)

The Board received an update that the residents of #26 are preparing to begin their previously approved garage, driveway, and deck renovation project. The residents have maintained excellent communication throughout the planning process. The Board also approved a deck replacement for #35 due to the age and condition of the existing structure. In addition, the residents of #51 requested approval to repair a gate. Jane will meet with the homeowners to discuss the details. The homeowner also advised that lot #59 is expected to be sold, and the prospective buyer plans to construct a new residence on the property.

Maintenance: - (Steve)

The Board discussed concerns regarding the condition of the community grounds and the timeliness and quality of mowing services. While excessive rainfall and rapid field growth have created maintenance challenges this season, members noted that some areas continue to appear uneven following service. The Board agreed to communicate more clearly with the contractor regarding maintenance expectations and acknowledged that more frequent mowing visits could increase costs. Members also discussed obtaining proposals from other landscaping companies to compare pricing. The Board recognizes and values its long-standing relationship with the current vendor while continuing to assess the community's landscaping needs and expectations.

Finance: (Scott)

- Scott reported that the Association's operating account balance is \$62,725.23, and the Association remains on track with the approved annual budget.
- All annual dues and late fees have been collected, resulting in total revenue of \$71,500.00.
- The Treasurer's Report reflects a dues-related expense entry resulting from an administrative correction.
- Expenses incurred since the previous meeting include:
 - \$2,658.00 for mowing services
 - \$1,382.00 for insurance premiums
- Year-to-date mowing expenses are approximately \$400.00 less than last year. However, a larger mowing invoice is expected due to recent maintenance of the fields and entrance areas, which had become overgrown as a result of excessive rainfall.
- Tax information has been forwarded to the Association's tax advisor for filing by September 15 or for an extension, if required.
- The current Road Fund balance is approximately \$418,000.
- The annual Road Fund deposit of \$22,500.00 has not yet been deposited.
- After reviewing investment management options for the Association's reserve fund, Scott shared that Johnson Investments seems like a good fit for the Association because they specialize in working with nonprofits, offer an easy-to-use platform, and charge lower fees than Edward Jones. After discussing the potential benefits and cost savings, the Board voted to move the Association's investment account to Johnson Investments.
- The Edward Jones investment statement is attached to the meeting minutes for reference.
- The Deer Management notification was emailed to all residents on 9/9/26 for the season opening 9/25/26.

Miscellaneous Issues:

Bonfire: (Jane)

Jane announced that the annual bonfire is scheduled for October 24, with a rain date of October 31. The event will be held in the community field, the same location as last year.

Volunteers are needed to assist with event setup and, if possible, provide tables for food. Dinner will be ready at 5:30 p.m., and the bonfire will be lit at 6:00 p.m.

Volunteers will be needed the day of the Bonfire at 4:30 for set up. If you have a table(s) we could use, please let Jane know.

Correspondence: (Terry)

Terry reported receiving a letter from a resident regarding the July 4th fireworks display. The Board reviewed the concerns raised and is continuing to discuss the issue.

Socials: (Sherry)

The Board discussed continued interest in the Friday Night Socials and agreed to support the events by attending when possible. To help increase participation, announcements will once again be posted at the mail station, and the Social Committee will continue sending monthly email reminders.