

LEXING ON EAST UNIT ONE OWNERS' ASSOCIATION BOARD OF DIRECTORS MEETING MINUTES

Monday August 10, 2026

Board of Directors—present -Bob Leuenberger President/Secretary, Pam Simpson Treasurer/Director, Mary Ann Gureno/Director, David Peters/Director, Victor Alexander/Director, Kyle Fischer/Director

5:30 Open Forum for Association Members

Four members attended.

Owners asked various questions.

Units for Sale – 4425 B

Monthly Business Meeting

Bob Leuenberger called the meeting to order at 5:45 P.M

Accounts Payable and Financial Reports

April, May and June 2026

(All received and reviewed by board members and previously posted on the website)

July 2026 Accounts payable and Financial Reports all were received by board members and there were no questions.

Below are the following updates;

Pate Asphalt Drives and Parking Area Project

The project was to start on August 5 on the cul de sac with buildings 4715,4725,4735 and 4745. However, due to the weather it has been moved to start on Wednesday August 12 pending no rain.

Derecho was six years ago. We have accomplished a lot over these six years.

Committee Reports

Finance – Pam Simpson no updates

Social Mary Gureno continues to try and schedule new owner visits.

Property Manager – due to Victor Alexander's “retiring” Bob Leuenberger will be handling this position until a decision is made regarding the property manager position.

Smoke detectors have been replaced in all 43 buildings. All of the detectors are good for ten years.

Buildings and Grounds – Dave Peters, Chairman

Two trees on the middle cul de sac will be removed. One is dead and the other is dying. Damaged lawn areas will be addressed with the front landscaping once the drives and parking area project has been completed.

It was reported that three front entrance doormats were missing after the replacement of the new front entrance doors. The HOA does not provide doormats.

NEW BUSINESS

Decisions/motions

A motion was made by Bob Leuenberger to appoint Pam Simpson as Treasurer for the term of August 2026 – June 2027, seconded by Dave Peters. Motion approved 6-0.

A motion was made by Dave Peters to appoint Bob Leuenberger as Secretary for the term of August 2026 – June 2027, seconded by Pam Simpson. Motion approved 6-0.

A motion was made by Pam Simpson to elect Bob Leuenberger as president for the term of August 2026 – June 2027, seconded by Dave Peters. Motion approved 6-0.

Front Entrance Sign – the remaining letters on the Lexington East sign have been removed. The letters were wood and were rotting. The board will review possible replacement of the sign and will explore other options as the brick is also deteriorating.

Common Hallway Lights- The board will look into possible replacement of the large chandeliers in the hallways. Some were damaged in the derecho and are challenging to clean.

Meeting Dates for 2026

February 10

April 14

June 29 (Annual Meeting)

August 10

November 10

Meeting adjourned 6:20 PM

Submitted by Bob Leuenberger, President/Secretary