

**LEXINGTON EAST UNIT ONE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

Monday April 13, 2026

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

5:30 Open Forum for Association Members

Four members attended.

Owners asked various questions and shared issues and concerns.

Monthly Business Meeting

Bob Leuenberger called the meeting to order at 5:32 P.M.

Accounts Payable and Financial Reports for February 2026 and March 2026

(All received and reviewed by board members)

Committee Reports

Finance – Pam Simpson

Matured CD at First Federal Community Credit Union: The Jumbo CD that matured in March 2026 was renewed for 12 months at 3.75% APR. This was a special offer interest rate from FFCU. A motion was submitted to all board members for approval.

Green State Credit Union change to online bill payment The following information regarding GSCU online bill payment check numbers was provided to us on 4/1/26 by their Treasury Management Group: There was an update to the Bill Pay process effective March 10, 2026. With this update, any Bill Pay item that is sent as a check payment will now be deducted from the account at the time it is sent. Because of this change, the check numbers associated with these payments will also be assigned at random. Previously, check payments were not deducted until they were received and cashed by the payee, which allowed checks to be issued in sequential order. This update changes that functionality going forward.

Social

Mary Gureno reported new owner visits are continuing as they can be scheduled.

Some new owners inquired about social events.

The Lexington East Garage Sale will be June 11, 12 and 13.

Property Manager – Victor Alexander

Projects

Meetings with Asphalt Companies for bids for drives and parking areas.

Front Door replacement which includes locksets and kick plates
Common Hallway Painting
Front stoop concrete work – this has been completed
Front railing work – this has been completed
Monthly inspections of all buildings for review of fire extinguishers, smoke detectors and lighting.
Buildings with a step down in the common hallway to garages will have a hand rail, motion light and caution tape installed.

Buildings and Grounds – Dave Peters, Chairman

Working on a plan for Lawn restoration work for damaged areas from snow plows and where construction material damaged lawns.

New Business

Gutter downspout work at the front of buildings will begin this week.

Motions

Golf Cart

On February 27, 2026, via email, Bob Leuenberger moved to purchase a 2016 golf cart for \$4,280.00 from Lincolnway Custom Golf Cars to replace our 1991 golf cart.

The motion was seconded by Pam Simpson. **Discussion:** The 1991 golf cart needs major repairs. Lincolnway offered a \$500.00 trade in for the old golf cart.

Vote: To approve the purchase of a golf cart from Lincolnway Golf Cars

Yes 6 No 0 Motion approved.

CD renewal at First Federal Credit Union

On March 16, 2026, via email, Pam Simpson moved to reinvest \$139,911.16, the amount of the matured CD, with First Federal Community Credit Union for 12 months at 3.75% APY. The motion was seconded by Dave Peters. **Discussion:** No questions

Vote: To approve the renewal of the matured CD with First Federal Credit Union

Yes 6 No 0 Motion approved.

Meeting Dates for 2026

February 9

April 13

June 29 (Annual Meeting)

August 10

November 9

Meeting adjourned 6:10 PM

Submitted by Bob Leuenberger, President/Secretary