

LEXING ON EAST UNIT ONE OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Monday November 10, 2025

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

ABSENT -Victor Alexander Property Manager/Director

5:30 Open Forum for Association Members

Nine members attended.

Owners asked various questions.

Monthly Business Meeting

Bob Leuenberger called the meeting to order at 6:00 P.M

Accounts Payable and Financial Reports

July, August, September, October 2025 - All received and reviewed by board members with no questions and posted on the website.

Committee Reports

Finance – Pam Simpson

1. On November there was a finance committee meeting to discuss the proposed 2026 budget.
2. The final proposal will be completed the week and be provided to all board members for approval.
3. Once approved, the 2026 budget and 2026 HOA monthly fees will be posted to the HOA website.
4. A notice regarding the new HOA fees will be distributed to all owners.

Social

Mary Gureno reported that messages have been left for new owners to schedule a meeting. It has been challenging to get times set up with new owners.

Property Manager – Victor Alexander ABSENT

Buildings and Grounds – Dave Peters, Chairman

Dave reported that there are another 40 trees on our 31 acres that will eventually need to be removed, 30 are ash trees.

Decisions/motions

A motion by Bob Leuenberger on August 25 to appoint Kyle Fischer to the Lexington East board of directors to fill the position effective January 1, 2026 – June 30, 2026. Seconded by Victor Alexander. Approved 5-0.

A motion by Victor Alexander on September 17 to approve a new patio at 4400 Unit A. Seconded by Bob Leuenberger.
Approved 5-0.

Meeting Dates for 2025

February 10

April 14

June 30 (Annual Meeting)

August 11

November 10

Meeting Dates for 2026

February 9

April 13

June TBD (Annual Meeting)

August 10

November 9

Meeting adjourned 6:35 PM

Submitted by Bob Leuenberger, President/Secretary