

# LIONS HEAD SOUTH ASSOCIATION, INC.

OPEN

July 10, 2023 – Approved July 24, 2023  
Board of Trustees Meeting

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**Present:**

J. Cinosky	D. Gregory	P. Comfort
K Wright	T. Behrens	B. Skelly

**Also**

**Present:** L. Kolesa, Administrator

**Absent:** L. LaFerrera

The open meeting was called to order by J. Cinosky, President at 9:39 A.M.

**Actions Taken:**

1. Motion made by B. Skelly, seconded by P. Comfort to approve the minutes for the June 26, 2023 open meeting. **MOTION APPROVED: 4-0**
2. Motion made by P. Comfort, seconded by B. Skelly to contact Mr. Bob's Portable Toilets to confirm accessibility at golf course near well house #14 location and door lock feasibility. **MOTION APPROVED:5-0**

**Treasurer's Report By- D. Gregory**

- The balance as of May is \$1,415,844.91 of which includes the CD total of \$962,000.00, total Stock, \$98,062.04, total cash \$ 355,782.87.

**Old Business:**

**Golf Course Porta-Potty – P. Comfort:**

- June 19, 2023 LHCC General Meeting there was discussion regarding the need for the porta potty, location and adding a locking device.

**BOT Discussion:**

- Previous motion for removal due to continued resident complaint citing quality of life, (vendor use – added traffic – weekly container service).
- Discussion regarding county club request for other golf course location and lock feasibility.
- LHCC to contact vendor to inspect for other location with service accessibility and lock allowance.
- Ashford residents at location – to have opportunity to voice questions and concerns.
- Board will review findings and LHCC recommendations and advise.
- Motion.

**Administrators Report:**

**Fitness Center –Fujitsu Mini Split -June 28, 2023:**

- Notified of system requiring service due to water leakage.
- Dash Heating and Air Conditioning was contacted.
- Dain pan and lines cleared.
- Wall will require repainting due to water seepage.
- Submitted another request for service contact.

**LHS & Yorkwood – Compromised Tree – June 29, 2023:**

- Notified a tree located in Common Ground had been compromised and was leaning towards Lions Head South.
- Tree was inspected and confirmed hazardous.
- Township was contacted applications and permits forwarded to township.
- Arboresmith was contacted.
- Tree was removed – stump to be grinded.
- Township has required tree replacement.

**LHCC Garage Door Lock – July 2, 2023:**

- Notified by LHCC, the new door lock was stripped.
- Precision was contacted.
- Lock was changed out – damage due to key overextension.
- Garaged door arms were reinforced – loosened to force.

Pool Renovation:

FWH – June 14, 2023:

- Request for Application for Soil Erosion and Sediment Control Plan Certification.
- Certification signed and delivered.
- Certification fee \$1,620.00.

Specialized Pools, Inc:

- June 27, 2023 confirmed waiting on pricing for floor cleaning system.
- June 28, 2023 request Homeowner's Pool Certification to be completed for permit preparation. Completed, signed & notarized.
- June 29, 2023 – requested signed copy of contract for attorney review. Completed, signed, attested, notarized.

Common Ground - Bench:

- Bench to be placed on Common Ground at Meadowbrook between 74 & 78 has been received.
- Maintenance will assemble and transport to Common Ground location.

40<sup>th</sup> Proclamation – B. Skelly:

- At the 40<sup>th</sup> Anniversary, Mayor Ducey presented LHSA a 40<sup>th</sup> Anniversary Proclamation.
- Request for Proclamation to be framed.

Topps – B. Skelly:

- Inquired as to Topps phase for importing Topps Pro system.
- Prior to completing of import, it was found account variables were not compatible.
- Current system assigns property with account number.
- Topps Pro assigns with block and lot.
- Property assignment needed to be compatible prior to import.
- Topps was to address and advise.
- L. Kolesa will contact for update.

**New Business:**

Pool Extended Hours:

- Committee has requested consideration for pool hour extension.
- Board is requesting confirmation of committee member availability for closing.
- P. Comfort to discuss with members at next committee meeting and update board accordingly.

Golf Course – Update of Sand Delivery:

- 2023 LHCC Budget approved sand purchase.
- Sand to be delivered.

LHCC – Request for Ice Machine:

- Request for purchase.
- Ice is normally brought over once daily from the clubhouse.
- Sent back to committee - additional information is required.

Motion made by D. Gregory and seconded T. Behrens by adjourn the open meeting at 10:27 A.M. **MOTION APPROVED: 5-0**

The next meeting will be held on July 24, 2023 at 9:00 A.M.

Submitted by \_\_\_\_\_  
L. Kolesa Administrator