

LHS Board of Trustees
Minutes of Residents Informational Meeting (Unapproved)
August 10, 2026

Present: Paul Krause, Lee Bruzaitis, Barbara Skelly, Sue Mazza, Mike Voto, Tom Behrens

Absent: Barry Strothmann

1. President Paul Krause called the meeting to order at 7:01 p.m. with the flag salute and moment of silence.
2. Paul introduced the guest speaker for the evening, Mayor Lisa Crate, who spoke about what's happening in the township.
3. Minutes were approved for the June 8, 2026 Residents Informational Meeting (motion G. Carbone, second P. Comfort)

4. **Treasurers Report** - Treasurer John Cinoski

- a. Total CD's - \$40,000.00
- b. Total Stock - \$255,221.26
- c. Total Cash - \$668,736.91
- d. Treasury Ladders - \$395,745.44
- e. Total Funds - \$1,360,703.61

The 2025 audit is complete and has been reviewed. Everything is fine. The accompanying letter from the accountant is posted outside the office.

5. **President's Report** - Paul Krause

a. Building Project

- All contracts now signed
- The project is scheduled to start sometime between Sept. 28 and Oct. 5, after the pool closes. Estimated completion time is 45 days, depending upon weather and other unexpected circumstances.
- The association is paying a \$60,000 down payment from fixed assets. The bank loan will pay out in stages until the project is complete. In addition, our contractor, All County, will loan us \$80,000 at no interest. Total cost is \$456,697. As with any construction project, this is subject to change.

b. Bylaws Vote Regarding Residential House Painting

- Paul read the letter explaining a proposed change in the bylaws to eliminate the requirement to paint exterior wood trim and original doors on residences. The reason is that the cost is increasing significantly each year and it is becoming difficult to find a contractor that is willing to take on the job. The letter and ballot will be sent to all residents.

- c. When Board Members are out in the community, enjoying the pool or any other activity here, please remember they are out as residents. They are not monitors. If there is an emergency at the pool, Tom's number is posted at the pool, but only for emergencies. We are looking into hiring pool monitors for next year.

6. **Standing Committee Reports**

a. ACC - J. Gilmour

- Thank you to the Men's Club for sharing their bulletin board with us.

- Upcoming events: 8/15 - Mens Club Ice Cream Gala, 9/15 at 7PM - ACC Workshop on Basic CPR, AED use, and Choking, 9/16 - Womens Club Bingo & Bagels, 9/26 - WGA Gift Auction, 9/20 - Recreation/Social Fall Fest.
- b. Architectural - T. Linkin
- Inspections are being completed
 - We review applications monthly, and we approve most of them, but the main reason we don't approve is that the application is incomplete. Please be sure to read the application carefully and make sure you include everything that is required.
 - Barbara Skelly, BOT Liaison to Architecture Committee, addressed several topics that seem to be causing confusion in the community:
 1. There is no longer a requirement to submit an application for trimming of front yard trees. We listened to the community and changed this. Front trees must be trimmed 7 ft. up from the sidewalk. A diagram is available.
 2. The Board has granted the Architectural Committee the ability to levy fines against homeowners for architectural violations. Barbara reviewed the process.
 - a. Written Violation Letter sent, explaining violation. 30 days to comply.
 - b. After 30 days, a 2nd Violation Letter is sent. 15 additional days to comply.
 - c. After additional 15 days (45 days total), if not in compliance, the 1st Fine Letter is sent. Fine is \$100. 15 more days are given to pay the fine and comply.
 - d. If not in compliance after this (now 60 days total), the fine is an additional \$10 per day until compliance.
 - e. In addition, the board will work with residents who have a special circumstance if they contact the office to discuss it.
 3. Barbara addressed discussion in the community of a resident that received a \$500 fine. She explained that, yes, there is a \$500 fine but that fine is for work that has been done without an application, not an architectural violation. This fine was raised recently from \$250 to \$500 as a deterrent because people were willing to pay the \$250 rather than go through the application process. This fine is easily avoided if you follow the rules and fill out the application for all work done on the exterior of your home. If you are not sure if you need an application, contact the office.
 4. A new regulation regarding garbage can storage is now in place in response to a petition from the community to allow outside storage of garbage cans. Outside storage is now allowed but there is a very specific requirement for both the location and the enclosure. Find the description in the latest Architectural Rules. There is also a document available with the specifications and photos. Ask at the office or check the website.
- c. Buildings & Grounds - T. Katakozinos
- Painting contract for 2026 has been awarded for 110 houses to be done this year. A robocall will go out when work begins.
 - Please do not remove or move the green stakes on the edges of your property along common ground. These are survey stakes that mark the boundaries of common ground.
- d. Community Awareness - D. Rodgers
- AARP Smart Driving Course 9/10, Health Fair 9/30 - flu and shingles vaccines, blood pressure and other testing.

- e. Elections - G. Carbone
 - Trustee Election information will be in the Pride
 - Call for Candidates - please step up and nominate yourself or you can nominate others. A good way to see what it involves is to come to the board meetings and observe.
- f. LHCC - B. Corbyons
 - Signs advertising the country club have been installed at the front entrance.
 - Annual Tournament 9/26
- g. Recreation - B. Defeo
 - Kids Day was a success - 40+ kids.
 - Bocce Championship final game was very exciting. End of season party is Friday.
 - Recreation is joining with the Social Committee for the Fall Fest on 9/20.
 - Looking at plans for the fall and winter.
- h. Website - T. Bruzaitis
 - Members have been working on Area Resources and Area Activities sections. Please take a look and, as always, send us your suggestions to web@lionsheadsouth.com.
 - Most of the information you heard about tonight is available on the website including Architectural rules, applications, forms, etc.

7. Trustee Comments

- a. Bathroom Issues - Lee Bruzaitis
 - The bathrooms over the weekend are often left in a terrible condition, including feces on the floor. Sometimes a trustee is called to remedy an issue, other times the cleaning crew must face this on Monday morning. We cannot afford to have an on-call cleaner or plumber. We are all grown adults here and there is no excuse for this. Please clean up after yourself.

8. Resident Questions

- a. There was a question about residents giving out fobs to guests and others at the pool. Barbara Skelly acknowledged the problem. Residents are also letting people in at the gate who do not have their fob. The purpose of the fob system is security and if somebody is giving their fob to someone or letting people in the gate who don't belong, and we find out about it, they will lose their pool privileges. You may allow a guest at your home to use your fob without you being there but they must sign in with a badge and you are responsible for their behavior at the pool.
- b. Barbara also noted that there have been many complaints about diapers in the pool. There are no diapers of any kind allowed in the pool, including swim diapers. Children of any age must be potty trained to go in the pool. Children under the age of two are not allowed in the pool.
- c. A resident questioned the reason for the sign in sheet. We want everyone to sign in with a badge number, including guests. Remember you have 4 badges.
- d. A resident asked what does it matter if no one is there to enforce the rules. Tom Behrens said bringing in monitors will cost us and it won't be cheap. Using volunteers doesn't work and puts them in a difficult position. If you see something blatantly wrong at the pool, make note of the time and the day, even if you don't know their names. The office can check the camera video and the sign in sheets to try to identify them and they will lose their privileges.
- e. A resident suggested that all guests at the pool should be accompanied by a resident.
- f. A resident asked what the board's process will be for the budget now that the finance committee is disbanded. Paul Krause answered that right now there is no finance committee, however, they are looking for people who have experience in finance and insurance to restart

- the committee. He also noted that most of the budget is contractual and the rest will be put together between the treasurer and the board at this time. The role of the finance committee is advisory, the board is ultimately responsible for formulating the budget.
- g. A resident asked if the maintenance fee will go up next year. Tom Behrens answered that, although we do not know a number at this time, it is clear that costs are going up and we need to cover those increases. In addition, Paul Krause noted that we must also by law keep a certain amount of reserves.
 - h. A resident thanked the board for creating their code of conduct and suggested that any other authority like the treasurer and administrator should also sign it.

9. Badge Award - won by Billy Pair

10. Meeting Adjourned at 8:47 p.m.

Respectfully submitted,
Lee Bruzaitis, Secretary