

FEBRUARY MEETING OF THE BOARD OF DIRECTORS OF LEE'S CROSSING HOMES ASSOCIATION INC. 2-9-23

Board Members Present:

Laura Fenton
Matt Burnham
Dave Hettrich
Robert Meadors
Leslie Brown
Angela Ford

Others Present:

Judi Floyd, ACC
Walt Walker, Asst Secy

Neighbors Present:

Beth Giddens
Beth Childress
Pat Quigley
Rosalyn and Wayne Boyer

Voice of the Neighbor:

LC Leisure Ladies had a conversation about the condition of some houses in the neighborhood. We asked to have an email to Judi detailing the concerns. A question was raised about the entrance and whether improvements or changes are being made. Laura explained that no plans have been drawn up or request for proposal has been made. A neighbor asked about ACC guidelines regarding drainage as there is a drainage issue on her neighbor's property. Laura said we will look into the matter but move it to the Executive Session.

Secretary Report:

Motion to approve January minutes of the Regular meeting and Executive session. Matt made motion to approve and second by Angela and approved.

Treasurer Report:

300 homes have paid assessments already. This is good and follows the pattern of previous years payments at this time first of February. Budgeted expectation with all homes paying is \$185,000. To date is \$123,000.

Swim & Tennis Report:

Swim-Laura reported that a contract has been signed for pool management with Courtyard Pools. The budget expected was \$48,000 and the contract came in under that(\$38,000) but there are other maintenance costs associated with the salt system that will be incurred.

The platform into the pool pump room needs to be rebuilt. Cost \$1500. Laura made a motion and seconded by Matt to approve. Approved. Will be done by April.

Cost of a salt water generator is \$20000. There is one in the pump room that belongs to Amer Pools. Amer Pools has said they will give that to us as a gesture of goodwill. Cost \$0.

At some point, we will have to purchase a salt water generator. The current one may last one year or more or less.

Swim meets will be on two Thursdays in June 8 & 22. Board meeting will be moved that month. Sarah Martin still lead on swim team. End of year party June 27. Pool anticipated swim ready on May 7.

The day for working to refurbish the pool furniture/lounges/chairs is 9am on February 25th!!

Tennis & Pickleball-Matt is hopeful that when the weather is better we can have a clinic for learners. Also hopeful that there can be a neighborhood tournament at some point.

Social and Clubhouse Report:

Welcome committee-Leslie reports that she is in a holding pattern because she is seeking volunteers. Pat Quigley said she would ask around.

Safety & security-access control-Dave reports that he has not as yet come up with the RFP. Difficulty is integrating the fob system with our camera system but he is making the effort. Need is to have at least 3 cameras-pool gate and 2 tennis courts. Also going to need a back door camera.

Dave also wants to include sensors on the windows in the clubhouse and it wouldn't cost that much to include. This is needed because once a window was left open and the TV and stereo equipment was stolen.

Social schedule-Phil and Carly Harden conducted a Zoom meeting for organization of the Social committee. Only one person was on the zoom. Social schedule to be posted soon.

Other:

Mailbox posts & placards-Laura has a contact who will affix numbers on placards for \$15 per or route the numbers for \$25 per. We supply the affixed numbers from HD. Dave said he can probably handle it.

Neighborhood directory-a lot of people are not signing the release to release their personal information so that is a complication.

Rental homes LCHA update-Angela said there are 10 homes used as rentals now down from higher in previous years. Rentals/leases have to be for one year minimum. There is a fee every year on top of the assessment paid.

Clearance letters-Angela takes care of these for selling or refinances.

Sanitation changes-week of April 17 is the start date for the new system. All residents on the City's records will receive the new roll cart-68 gallon. Date of pickup will always be MONDAY and only that day each week. Yard waste will still be on Wednesday.

The Board will have to monitor where residents store these carts. They cannot be visible and must be stored and/or screened.

With no further business to discuss, the meeting adjourned to Executive Session.

Matt Burnham
Secretary