

JANUARY MEETING OF THE BOARD OF DIRECTORS OF LEES CROSSING HOMES ASSOCIATION, INC. ON 1-12-23

Board Members Present:

Laura Fenton
Angela Ford
Phil Karp
Matt Burnham
Dave Hettrich
Leslie Brown

Others Present:

Judi Floyd, ACC
Walt Walker, Asst Secy

Neighbors Present:

Bob Funk

A quorum was declared and the meeting called to order.

Voice of the Neighbors:

Nothing to report

Secretary Report:

Approval of December minutes by all.

Swim and Tennis:

Tennis courts: Matt noted that the courts have cracks and water pushing up through them that has been made worse with the below normal temps and abundant rainfall end of Dec and beginning Jan. They will need to be resurfaced this year. Angela stated that it was budgeted for in the budget but we also have to look at the impact the new swim management contract has on the numbers this year.

Pool: Contract to be discussed in Exec Session.

Social and Clubhouse:

Leslie Brown is working on the neighborhood directory and reports it has been difficult to identify new residents as well as update existing households. She will keep working but needs a committee of helpers to do some of the work and she will seek them.

Camera/security update: Dave Hettrich: the project is in a position to design a system for RFP-request for proposal by vendors and we will entertain bids. Current security is managed by the clubhouse manager. All the doors present challenges because they have various entry levels of security ranging from none to keypads and deadbolts.

It has been proposed to go to a card reader with a key fob for securing the doors of the tennis courts. This will allow us to have a record of who goes into the gate and when.

If this system were used at the pool there is a possibility of having unguarded hours of use, however, it presents an issue of bathroom use and alarms might go off if improper use. So a card reader would need to be installed at the back door to the bathrooms. These are issues of difficulty for having unguarded hours using a key fob system.

Laura made a motion that Dave put together the RFP for the Board to review this month so we can have vendors visit the site and offer bids. Matt seconded and the vote was unanimous.

Treasurer Report:

Angela presented the budget report at year end 2022. Cash on hand is \$60900. This is held as a buffer for unforeseen repairs and circumstances. Example, the new roof that was needed on the clubhouse at the end of 2021. Laura made a motion to approve the treasurer's report and was seconded by Phil. The report was approved unanimously.

Social Report:

Carly Harden has been heading up the Social committee. Phil is contacting her to see what the committee will schedule this year and what she needs. He will report to the Board what he finds.

Clubhouse Rentals/usage-Chad Ellis Clubhouse manager

No report submitted but rentals continue with no problems we are aware of.

Other:

Rental homes controls and procedures-Phil is working on this now that Errol Eckford has stepped away. He is emailing all the contacts he has stating that LCHA, Inc. is changing

procedures in handling rentals-example-making sure they are reporting a responsible party in case of ACC or other violations. Laura made the motion and seconded by Leslie that Phil create invoices for rental fees that the Association collects from renters and present it to the Board by next meeting or before by email.

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

Matt Burnham, Secretary