

# **Minutes of the Meeting of the Board of Directors of the Lee's Crossing Homes Association, Inc., March 9, 2023**

## **Board Members In attendance**

Leslie Brown  
Laura Fenton  
Angela Ford (arrived at 8:30)  
David Hettrich  
Phil Karp  
Robert Meaders

A quorum being present, the meeting was called to order at 7:30 by Laura Fenton, President

## **Others in attendance**

Judy Floyd – ACC Manager  
Walt Walker – Assistant Secretary  
Elizabeth Manning (Niece of Mary Margaret Manning – owner of slave lot on Chestnut Hill Circle)  
Andrew Browning (new homeowner on Foreststone Way)

## **Voice of the Neighborhood**

Elizabeth Manning was present to discuss status of slave lot. Per Board policy, the minutes of this discussion are included in the executive minutes.

Andrew Browning, as a new homeowner, was present to observe the meeting.

## **Secretary's Report**

Walt Walker is taking minutes for the meeting at Matt's request. Walt noted that the February minutes had been circulated by Matt to the Board members.

By acclamation, the February minutes were approved.

Angela Ford reported that the deadline had passed for submission of ballots for the directors and the treasurer, and that a quorum had been achieved. The candidates for directors were David Hettrich, Matt Burnham and Laura Fenton. The candidates were unopposed and were re-elected. Angela Ford was also unopposed and was re-elected as Treasurer. The Directors by acclamation, approved the election.

The Board by acclamation, re-elected Matt Burnham as Secretary and Laura Fenton as President.

## **Treasurer's Report**

Angela Ford had sent the final 2022 financial statements to the Board prior to the meeting. Final cash on hand at the end of the year was \$60,389 and the final loan balance was \$32,000. Angela had also circulated current year financials as of 3-8-2023.

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The cash balance was \$207,340 versus the YTD budget of \$180,525. YTD income from operations was \$146,951 versus the YTD budget of \$138,386.

After discussion, the Treasurer's report was approved by acclamation.

It was noted that the loan payment for 2022 (which is optional), was not made. It had been previously decided to defer that payment until a new loan agreement was reached this spring.

### **Tennis**

Matt was not present to report on any tennis issues, but both Angela and Walt noted continued usage by tennis teams, individual tennis play and pickleball.

A question was raised regarding how residents get access to the hold my court reservation site. Walt Walker noted that residents need to contact Matt Burnham for access approval. The Board noted that Matt's designation of the reservation website manager should be indicated in the newsletter.

### **Pool**

Laura Fenton reported that Walt Walker had arranged the construction of a new pool room platform and new outlets for the salt water generators.

Leslie Brown inquired about the possibility this summer of some early morning, swim at your own risk hours. It was noted that currently we do not have any mechanism for allowing secure physical entry and exit, and until such mechanisms are in place, we cannot arrange needed insurance. David Hettrich is working on a request for proposal regarding secure physical entry and will forward an RFP to the Board when ready for review.

### **Architectural Controls**

Individual ACC matters were discussed in executive session.

### **Social Events & Clubhouse**

Phil Karp reported on planned social events.

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Chad Ellis had sent an email regarding the possible need to paint the interior of the clubhouse. No action was taken on this, the Board noting that there are several big ticket items to consider, along with the as yet determined terms of a new loan.

### **Other**

Yard Sale – Scheduled for April 29.

Mailbox Placards – discussion was had regarding doing placards for the entire neighborhood, but it was decided that this would be too expensive. Leslie Brown volunteered her husband to create new placards on an as needed basis, using the equipment that was owned by Joe Fenton.

Welcome Committee – Leslie Brown reported she has four persons for the Welcome Committee, and that they have put together welcome bags. She reported they will concentrate on new residents during the last six months and will not provide welcome packages for persons changing residences within the neighborhood.

Directory – A possible directory is still a work in progress, although Angela Ford noted that only a small percentage of the neighborhood had given assent to their inclusion in a directory (a question that was on the 2023 ballot).

Poop stations – Leslie Brown indicated that Erin Horner is going to create a proposal with location, cost and maintenance requirements. It was noted that, except on our common property, placement will require the approval of affected individual residents.

Leasing information – David Hettrich questioned how many corporate owned homes are in the neighborhood. Phil Karp reported that there are three. Walt Walker noted that the provision that a home must be lived in by the owner for two years before leasing can be approved has stopped new corporate owned, leased homes. Phil reported that we are still working on information regarding leased homes, but the total number is expected to be about 15.

### **Executive Session**

The Board adjourned into executive session to discuss certain ACC issues.

### **Adjournment**

There being no further regular business, the meeting was adjourned.

Walt Walker, Assistant Secretary