

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
April 12, 2018

Directors Present: David Burke, Melissa Drehs, Erroll Eckford, Joe Fenton, Angela Ford, Walt Walker and Jason Waters.

A quorum being present, the meeting was called to order at 7:40 pm.

Executive Session: The first part of the meeting was conducted in executive session. The purpose of the executive session was to: 1) hear appeals from three owners regarding architectural controls and 2) interview prospective candidates for the ACC manager position.

Secretary's Report:

The March 2018 minutes were approved.

Walt Walker reported that regarding the proposed amendments to the covenants: 1) the ballots were counted by Angela and Christian Ford, 2) the ballots were recounted and confirmed by Walt Walker, 3) Amendments 1 (Truck Parking) and 2 (Leasing) passed with an approval rate of approximately 70% of eligible votes, 4) Amendment 2 (Initiation Fee) received approximately 60% of eligible votes and did not pass, 5) Walt Walker and Melissa Drehs, as officers of the Association, executed the Amendment and caused the same to be recorded in the Cobb County records as of March 28, 2018 and 6) notice of the amendment voting results was provided in the April newsletter.

Treasurer's Report:

Angela Ford presented the financial statements for the year to date through April 12. All but seven homes have paid the 2018 assessment. Income from operations to date is \$129,000 versus the budget to date of \$113,000. Cash on hand is \$195,000. The April statements were approved by acclamation.

ACC Report: The Board approved changing the ACC standards to provide that utility sheds may have either shingle roofs or standing seam metal roofs, each being either gable or hip roofs and color coordinated with the house roof. Tin color metal roofs are not allowed. The Board also approved changes to the front yard parking pad requirements. Walt Walker is to draft specific language to be approved via email from the Board members.

Swim & Tennis:

American Pool has removed the pool cover, cleaned the pool and un-stacked the pool furniture. Walt Walker reported that the pool will be swim ready by May 1. The first swim team practice is May 12.

Walt Walker reported that the Toto Drake toilets have been purchased and are awaiting installation by Mark McQuaig. Walt also reported that the bathroom stalls had each been changed so that the doors swing outward.

Angela Ford is to order pool passes for 2018 to be passed out Memorial Day weekend for families in good standing with the Association.

Melissa Drehs is to ask last year's pool monitor if she will be the pool monitor for 2018.

Other:

David Burke reported that the trees that were trimmed behind the clubhouse and the trees that had fallen behind courts 3 & 4 had all been removed.

The Directors approved changing insurance from Nationwide to the Columbia Group (Melissa Drehs and Angela Ford to execute). The annual savings is approximately \$2,000 with the same coverage.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary