

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
April 11, 2019

Directors Present: David Burke, Melissa Drehs, Chad Ellis, Joe Fenton, Angela Ford, and Walt Walker. The meeting had to be held at Walt Walker's home because the Clubhouse had been inadvertently booked for a private event during the time of the regularly scheduled meeting and the Directors were unable to meet on another day in the following ten days.

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

Voice of the Neighborhood: None

Secretary's Report:

The March 14, 2019 minutes were approved by acclamation. The minutes of the special meeting on March 31 in executive session were also approved.

Treasurer's Report:

Angela Ford reported that all but 11 homes to date had paid the 2019 assessments. Those assessments were past due on February 22 and new payments are not accepted without the late fee of \$50.

Angela Ford presented the financial statements for the year to date through April 11, 2019. Cash on hand totals \$184,596. Income from operations to date in 2019 is \$116,837 versus budget of \$117,784.

Upon motion, the Directors approved the Treasurer's report by acclamation.

ACC Report:

The Directors made a decision regarding the appeal hearing on March 31 and will tell Judi Floyd to convey that decision to the owners.

Judi Floyd discussed the most recent ACC report.

The Directors agreed to modify the ACC standards to prohibit asphalt driveways, address certain landscaping issues and stipulate that vinyl and aluminum siding is not to be henceforth approved, except for partial replacement of the same type siding. Walt Walker is to draft the changes and send to the Board for approval.

Walt Walker and Melissa Drehs led discussions about communications with our attorney (Jay Lazega) on whether or not we should be more restrictive regarding the display of

certain flags that some residents might find offensive. The Board determined that, at this time, no change was warranted.

#### Swim & Tennis:

Walt Walker reported that the new pool signs are being produced by Image360 with a cost of approximately \$300.

Joe Fenton reported that he repaired the swim team lane reel frame which was damaged during the offseason by unknown persons.

Walt reported that the pool cover has been removed, the well turned on and well water was used to fill up the pool. American Pool is balancing the water and the pool will be swim ready for the swim team's use in May.

Walt also reported the grill at the tennis pavilion has rusted out and needs to be replaced. Joe Fenton reported we need at least one additional small grill for the pool. Walt Walker noted that Lowe's had Charbroil stainless steel grills on special at \$159 each. The Board approved the purchase of three – one for the tennis pavilion and two inside the pool area. Walt Walker volunteered to pick up the new grills and haul off the old grills.

Matt Burnham and other tennis members had communicated that the tennis scoreboards no longer worked (the plastic had deteriorated where they would not hold the tennis balls used to indicate the score). It was estimated that the replacement of the 4 boards would be approximately \$500 in total. The replacement was approved.

#### Other:

Melissa Drehs reported on the survey.

Chad Ellis reported that the sprinkler system renovation was complete except for the required alarm

Walt Walker reported that he has two painters giving additional estimates for siding and trim repairs to the clubhouse and repainting the exterior.

#### Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary