

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
April 16, 2020

The world has changed in four short weeks. Because of the corona virus, the clubhouse has been closed and this meeting was conducted remotely.

Directors Participating: John Branham, Melissa Drehs, Chad Ellis, Joe Fenton, Angela Ford, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order by Phil Karp at 7:40 pm.

Voice of the Neighborhood:

Judi Floyd also participated remotely as ACC manager.

Secretary's Report:

The March 12, 2020 minutes, were approved by acclamation.

It was noted that the Board made several decisions remotely after the March meeting to control and / or restrict access to the facilities because of the corona virus.

Treasurer's Report:

Angela Ford reported that 397 homes to date have paid the 2020 assessments (12 are unpaid). Statements for the Year to Date ending April 6, 2020 had income of \$154,802, expenses of \$34,730 and income from operations of \$120,072, compared to budget of \$113,407. Cash balances are \$174,132.

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

ACC Report:

Judi Floyd presented a report on the March citations to owners. Judi noted that with so many residents sheltering in place that residents were generally doing more yard work.

The Directors agreed that the Board would have to be sensitive to some owners' financial distress when it came to ACC violations that would require significant monies to remedy (i.e. a requirement to paint a home, replace siding, etc.). Joe Fenton noted that the Board has always worked with owners in such situations as the loss of a job, owner's illness, etc.

Walt Walker noted that the ACC standards had been modified as of March 15 and placed on the website. The changes addressed approvals of second driveways.

Swim & Tennis:

The Board, since the last meeting, decided that the Clubhouse must be shut down until it is determined that the health risks posed by the Corona Virus have been sufficiently mitigated. This also included closing of the bathrooms and the cancellation of all rentals until further notice. The Board also determined that the playground and tennis pavilion needed to be closed because access could not be reasonably controlled and frequently touched surfaces would not be disinfected. Chad Ellis fenced off much of the playground equipment and the picnic tables. Joe Fenton removed the swing seats.

The Board debated during the month whether or not the tennis courts should be closed or, if left open, what measures should be taken to facilitate social distancing. Initially, the Board determined that two of the courts should be closed for the purpose of not having more than 10 persons congregating (four courts with people playing doubles would have been 16 people). Since the gate for courts 3 & 4 was broken, the Board initially decided to lock up courts 3 & 4 and leave 1 & 2 open. Subsequently, Phil Karp repaired the gate to 3 & 4 and the Board then revised the policy to have courts 2 & 3 open so that only one court in each fenced area was available (this was to increase social distancing). Walt Walker dropped the nets on courts 1 & 4 in furtherance of this policy. Lastly, to again facilitate social distancing, the Board determined that only singles play would be allowed, except that doubles is allowed among members of a common household (where social distancing does not apply). The Board also determined that, during this time, only residents may play. The combination was changed to both gates and users are required to sign up in advance through the Hold My Court application. The determination to leave the courts open included input from a variety of sources, including, but not limited to, input from residents, the Governor's shelter in place order, the city's determination to leave its courts open and Association counsel. The Board was not unanimous in its determination and Melissa Drehs and Joe Fenton preferred closure. The Board did agree that if the City decided to close its courts, the Board would likely follow suit.

The swim team registration is still on hold. Walt Walker noted that the chances of having a swim team this year appear minimal because of the inherent difficulty in maintaining social distancing and the prohibition of large groups. The Directors did agree to renew the swim team insurance policy because a lapse in coverage might make getting insurance in the future more difficult.

The Board discussed the likelihood that the pool opening would be delayed because of the corona virus. American Pool is running the pumps and circulating chemicals in the main pool, although the Board agreed that it would be best to leave the cover in place at this time. Walt Walker noted that as the weather warms, a failure to run the pumps and circulate chemicals would damage the plaster. He also noted that the pool can be opened quickly (depending on restrictions), if the corona virus situation allows. The Director's noted that payments to American Pool need to take into account the current operational status.

Other:

Gibbs repaired the well water line break that was discovered when trying to start up the pool pumps and run the sprinkler system. It was determined that the break was not caused by the installation of electrical conduit for the tennis lights in December.

Joe Fenton is collecting names for the graduation banner. The deadline for submission is May 1.

It was noted that the large rocks in the front of the median at the front entrance had not been an adequate deterrence to trucks hitting the median. Joe Fenton is going to look into getting a four foot tall bollard.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary