

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
August 10, 2017

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

A quorum being present, the meeting was called to order at 7:35 pm.

Voice of the Neighbor: Thomas and Ruya Jackson, Bob Funk and Maria Valenzuela.

Thomas and Ruya Jackson spoke about their desire to use the pool at hours when customarily closed. Neither were aware of the letter sent to the neighborhood and available on the website, explaining the Board's position regarding our lifeguard only swim policy. Various members of the Board explained that our policy was to protect our users and our facilities and to use our resources to maximize the benefits for all owners. Ruya stated that she was not concerned about safety issues, including whether the water was tested or not, and would willingly sign whatever waiver was required. The Board did not agree with her request.

Bob Funk stated that he understood the need for guards. He further noted that he had fallen on the step going into the main clubroom from the deck and thought the step should include a painted edge to enhance visibility. Walt Walker agreed to handle this (it was subsequently noted that the steps have a yellow painted edge).

Maria Valenzuela spoke to the Board about the need to restrict the number of rental houses in the neighborhood, because, in her view, they are not as well maintained as owner occupied housing and hurt home values.

Secretary's Report:

Walt Walker presented the minutes of the July meeting. The minutes were reviewed and approved by acclamation.

Treasurer's Report:

Angela Ford presented the financial statements as of August 9. All but three homes have paid the 2017 assessment. Income from YTD operations is \$71,198 versus budget of \$61,997. The statements were accepted as issued/

Angela Ford noted that she is getting more and more rush requests for closing letters and that we have no provisions for rush fees (the normal closing letter fee is \$25 and must be issued within 10 days of request). The Board approved by acclamation establishing a rush fee of \$45 with letters to be issued within 2 days of request.

ACC Report: None

Swim & Tennis:

Walt Walker reported that the line installed above ground for our drain sump was not UV or freeze resistant and steps would need to be taken to remedy. The invoice for the installation from the contractor will be held until the correction is made (most likely in the fall).

The Board agreed to have the pool open the two weekends after Labor Day. The Board will consider opening additional weekends in September and the September fall break (the last week in September) depending on weather, demand and lifeguard availability.

Other

It was noted that the side of the clubhouse next to David Burke has been pressure washed.

Errol Eckford is to arrange a walk through of the common area landscaping with a representative of Gibbs for any concerned Board members.

External: None

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary