

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
August 9, 2018

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

A quorum being present, the meeting was called to order at 7:00 pm (the earlier time was to hear a presentation by Gibbs Landscaping with Erroll Eckford also advising). Nathan & Kevin with Gibbs were also present

Voice of the Neighborhood: None

Secretary's Report:

The July 12, 2018 minutes were approved.

Treasurer's Report:

Angela Ford presented the financial statements for the year to date through August 9, 2018. All but three homes have paid the 2018 assessment. Income from operations to date is \$66,498 versus the budget to date of \$63,581. Cash on hand is \$118,508.

The only item significantly over budget was repairs. This overage was because of the required tree removal and the needed resealing and striping of the parking lot (those two items were approximately \$5,800 of the \$10,372 spent year to date. The year to date budget was \$7,735.

The August financial statements were approved by acclamation.

ACC Report:

Walt Walker had the revised ACC standards (addressing dumpsters and pods) posted on the website and in the August newsletter.

The Board discussed amending the ACC standards to require architectural shingles on roofs, rather than three tab shingles, for future replacements. The Board, after some discussion, decided to table further discussion until the entire board was present.

Swim & Tennis:

Resurfacing of the tennis courts has begun as of August 6.

School is back in session and the weekday pool hours are 4 pm to 9 pm with weekend hours unchanged. American Pool was unable to furnish guards to open in the mornings. The Board determined that the pool should be open at least two weekends (Saturday and Sunday) after Labor Day, depending on the weather.

A discussion was had regarding a possible construction of permanently installed grills. No vote was taken.

Other:

Gibbs presentation. Kevin and Nathan showed the Board members drawings and estimated prices for landscape improvements at the main entrance, the main entrance drive, power box screening, the Clubhouse entrance and pool screen. The Board noted that all estimates totaled approximately \$44,000 and that such capital expenditures would have to be done over several years. The Board expressed the most interest in the clubhouse entrance plus a planting of a large maple behind the power box and requested Gibbs to quote those two items separately.

A discussion was had regarding charging residents for replacement mailbox posts and placards. No vote was taken.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary