

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
August 13, 2020

Directors Participating: John Branham, 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 7:30 pm.

The meeting was conducted in the large clubroom with the directors maintaining physical distancing and entering while wearing masks.

Voice of the Neighborhood:

Judi Floyd attended as ACC manager. We also had other homeowners present to discuss various issues. These owners were Bob Funk, Jeff Maurer, Justin Gilliand, Beth Gilliand, Jessica King, Lindsay Coleman, Robbie Meaders, Hannah Black, Laura Holder, Jared Simmons and Matt Burnham.

Some of the owners expressed interest in the Association allowing the use of the Clubhouse as a tutoring center for the City Schools. Joe Fenton noted that the City Schools has chosen not to provide its own facilities for such centers, so why should we be expected to provide ours. Walt Walker noted that the City Schools are basically immune from liability for any injury to students and staff, but the Association is not immune (whether by COVID or any other cause). The Board agreed to further study this matter and to submit a list of questions to Beth Gilliand (she will submit to the schools) by the end of the week, regarding the particulars of how a center at our Clubhouse could be operated without undue expense and risk to the Association.

Some of the owners were upset that the pool is closed during school days (in the past, the pool has been opened at 4 pm on school days up until the Labor Day weekend). The Board noted that the pool management company was unable to furnish lifeguards for those days and only notified the Board of this change at the last minute. The Association will receive credit for the hours not furnished.

One of the owners questioned if the shortfall in the number of days the pool was open would result in rebates to the owners for the current year assessment. The Board noted that we will actually have more expenses for the operation of the pool this year for various reasons, most notably having a monitor, in addition to a lifeguard. If there were some savings, however, those would be taken into account when budgeting reserves and assessments for the 2021 year.

Some owners questioned the performance of the pool management company, and the Board noted that it would solicit competitive bids for pool management for the upcoming 2021 season.

One of the owners wanted the pool to be open at 10 am in the morning for the next year.

Secretary's Report:

The July 9, 2020 minutes, were approved by acclamation.

Treasurer's Report:

Angela Ford reported that 400 homes to date have paid the 2020 assessments and 7 have been submitted for collection. Statements for the Year to Date ending August 13, 2020 had income of \$156,819, expenses of \$85,974 and income from operations of \$70,845, compared to budget of \$93,767. Cash balances are \$122,465

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

ACC Report:

Judi Floyd discussed the monthly inspection report.

Changes to ACC Guidelines regarding various signs allowed were sent previously to the Directors. The guidelines re signage were also sent to our attorney, Jay Lazega, for his review and suggestions. The Board also considered changes to the Guidelines regarding what was considered as mulch. After discussion among the Board members and some adjustments, the revised Guidelines were approved unanimously. A link to the revised Guidelines will be published on the website and noted in the September newsletter.

Swim & Tennis:

Subsequent to the last meeting, the reservation blocks for the pool were changed to 12 to 2, 2:30 to 5:30 and 6 to 8. The second block remains the most utilized, but only a few times have the reservations hit the limit of 75.

The new head restraint system for the backboard has been installed.

Much of the discussion of pool issues was had during the Voice of the Neighbor portion of the meeting.

Other:

The Board did solicit applications for an owner to replace Melissa Drehs on the Board and received seven such applications. The Board reviewed these applications in two executive sessions, but has thus far been unable to agree on a replacement.

Walt Walker reported that the COVID 19 liability shield bill was signed into law by the governor in August. The law provides some additional liability protection against any claims that a person contracted the COVID 19 virus at our facilities. The law requires certain signage be posted. Walt reported that he had such signs printed and installed those

signs today on the two walkways into the facilities. He also noted that compliance with the CDC and DPH guidelines re social distancing and sanitization need to be continued to take advantage of the protections offered by the new law.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary