

**AUGUST 2022 MINUTES OF THE LEES CROSSING HOMES ASSOCIATION, INC. BOARD OF DIRECTORS MEETING**

**BOARD MEMBERS PRESENT:**

Matt Burnham  
Angela Ford  
Laura Fenton  
Phil Karp  
John Branham(electronically by computer link)  
Chad Ellis

**OTHERS PRESENT:**

Judi Floyd, ACC  
Walt Walker, Asst Secy

**NEIGHBORS PRESENT:**

Bob Funk  
Bill Moss  
Steve & Kathy Smith  
Glenn Biddle  
Pat Quigley  
Leslie & Andrew Brown  
Beth Gilland  
Allen & Karen Hirons  
Lisa & Gary Baker  
Christie Wilkins  
Beth & George Childress

At 7:31pm a quorum was declared by Laura Fenton

Voice of the Neighbor:

Residents are asking if we can adjust our philosophy of running the pool given the number of homes that want to use the pool more than they can now and see if there are alternatives for access when lifeguards are or are not present.

Another echoed that we do not need to be so restrictive of our access to the pool. He asks that the board think differently about it. He commented about understanding the liability challenge and the risks. He thanked board members for their service to the neighborhood. He further brought up the fact that there is a lot of speeding in the neighborhood and wants to see if something can be done like having police come into LC every now and then.

It was cited that the school calendar has lessened the amount of time kids have to be at a pool because it starts so early in August and that's prime swim time. Lifeguards are hard to come by and they get a lot of flak. Some of them are neighbor's children who do the job. It will take some thinking about doing something different to accommodate the fact that there are no available lifeguards when people are demanding to use the pool.

Some would like to come to the pool at noon but now pool hours don't start until 4pm. Afternoon storms curtail pool time also. Having a keypad for entry would be a good thing to control entry. Fobs would be good to have. These would identify who goes into the pool entrance and when.

It was brought up that some golf carts in the neighborhood are not yielding to coming and going traffic. President Laura said she may have the police come in and look for this on a busy Saturday.

A question was asked if the neighborhood could vote on operation of the pool? Or is it solely the Board's responsibility? President Laura explained the decisions around pool operation are the Board's and it has a lot to do with its operation beyond lifeguards and hours.

Another resident discussed that the pool question is complex with a lot of factors to consider. Lifeguards or no lifeguards, kids or no kids, waivers, entry gates and fobs, and costs, and policies to put in place. Examples of policy-who cleans up or closes the pool if someone vomits in the pool, poops in the pool, or breaks glass and it gets in the pool, or if there is blood in the pool?

A question was asked if people could "buy" different levels of usage of the pool. Those who want to use the pool the most should pay the most. It was pointed out that such a plan is prohibited by our documents and would be a bookkeeping nightmare.

Other items on Agenda: (moved up for discussion)

Rental homes: We are not changing the program. We are firming up things with rentals with the application, controls, procedures. We will have a spreadsheet recording all rentals in LC. The properties that were grandfathered in before the new and existing policy came to be are not affected in their operation. Currently there are about a dozen rentals. The rules call for someone to reside in the home for at least 2 years before applying to lease a home. Any renters are liable like owners to abide by the rules and covenants of the Association.

Secretary Report-Matt Burnham

Motion made to approve the minutes from June and July. Second Phil. Approved. To be sent to the website.

### Treasurer Report-Angela Ford

Motion to approve Treasurer report by Phil. Second Matt. Approved.

### Swim and Tennis/Pickleball

Swim-request made of AP to staff lifeguards for fall break and weekends in September.  
Access/security-Laura Holder had looked into figures for a different entry system-cards or fobs which identify the resident. Expense of system being considered.

Tennis/pickleball-there will be **6** tennis teams playing fall tennis in the neighborhood. More residents are getting involved with our tennis teams. Matt is initiating a SignUP Genius for pickleball players in the neighborhood. Would like to organize a tournament down the road.

### ACC Report-Judi Floyd—in Executive minutes

#### Social and Clubhouse

Camera installation-Dave Hettrich helping with it. Said we need a hard drive to have an effective system. Phil to talk to him and continue to work on it.

Social-

Pool closing Sunday 9/4 2-5pm. Grilling hamburgers and hot dogs. DJ Boogie to spin tunes.

Carly in charge of it.

Oktoberfest will be on a Saturday this year. Maybe Saturday, Oct 22nd in the afternoon.

Clubhouse rentals-Chad reports very good rental usage of the clubhouse. However someone is getting into the clubhouse with a code after the rental is over. He will have to change the code more often and will.

#### Other items

New City Sanitation change regarding roll away trash containers. Residents will have to accommodate the new containers if they don't fit their current configuration at their property. The Board will have to be sure everyone is aware(already published notice of the change-next newsletter will publish the sizes).

Welcoming new neighbors—we want to do this and Phil had a committee organized last year but it never operated. Problem is getting notice of who moves in where in the neighborhood. Beth Gilland has volunteered to help with this. Phil will touch base with her and Leslie Brown will assist as well.

Storage shed for storing items-pool items like the lane rope reels, swim blocks, maybe pool furniture, and the mailbox posts. Matt has conferred with John Pratt about a shed. Got a price

from Green Acres for a shed that matches the current shed at a size of 10' by 20' which is big enough to store the above items and maybe even grills. Laura asked that more research be done on it and will revisit.

With no further discussion beyond this, the meeting was adjourned to Executive Session.

Submitted Matt Burnham  
Secretary