

**AUGUST MINUTES OF THE BOARD OF DIRECTORS MEETING OF LEE'S
CROSSING HOMES ASSOCIATION INC.**

8-10-23

Board Members Present:

Laura Fenton
Angela Ford
Matt Burnham
Leslie Brown
Dave Hettrich
Robert Meadors

Others Present:

Walt Walker, Asst Secy
Judi Floyd, ACC

Neighbors Present:

Kathy Smith
Dave Carlsen

A quorum was present and the meeting was called to order.

Voice of the Neighbor:

President Laura reported on Saylor and went over the current state of the plans. Bids have come in and been accepted to adjust the access to bathrooms and control the front door use where it has been used to access the pool before. It will no longer be a way to get to the pool to go through the front door. This is a separate bid from the security bids but works in conjunction with the security system. The RFP bids have come in to Dave H and are being reviewed and a decision may be made tonight after board discussion. He has 3 bids to discuss with the board. One is more extensive than the others and we will flesh out the differences. Laura stated that the process has taken a long time mainly because of the specifics of wanting cameras that work to our specifications—not ordinary cameras like Ring or others-but ones that have a clear view, wireless access points and a dedicated wifi signal. There is also the issue in the bids that we provide certain things that cost a bit more money and we need to weigh whether it is worth including in the process. Example: for cameras to be installed at the pavilion area to get an unobstructed view of the tennis courts, we would have to pay for trenching and probably cutting concrete to get power and dedicated lines all the way out there. We are not likely to go to that extent and have the work done due to the cost but it will be discussed.

A question was asked about whether there will be September dates for the weekends after Labor Day-also Fall break the last week of September. Laura reported that she is talking with Courtyard Pools about this and they are checking availability to see if they can staff it.

One other thing that was mentioned was that there has been reported a lot of misinformation about the board dragging its feet on this issue and that swim at own risk has been in the works since 2002. It has been discussed by other boards over the many years but previous boards have decided to stay with lifeguarded swim hours instead of sayor. This is to firmly say that previous boards have made a decision on sayor and have decided time and again to go with lifeguarded hours of use. This board is considering it more than any other board has and is doing their best diligent work to see what it takes to get it done. There is a lot of talk on facebook that is negative toward the board. Not one member on the board appreciates that.

There is a request from Margaret Waldrep to get \$100 for a KSU student to design our new front entrance signs that people have made a request for. Laura made a motion to approve spending the \$100 and Robert M seconded it and it was approved by all.

Secretary Report:

Matt made a motion that the July minutes be approved. It was seconded by Angela and voted and approved by all.

Treasurer Report:

Angela distributed the reports and asked for comments. She made the motion that the financial statements be approved and Laura seconded. All were in favor and it was approved.

Swim & Tennis:

Picnic tables: the outside pavilion picnic tables have corroded their legs and collapsed. We need to seek to do something to prevent the water flow from impacting them because they cost \$700 each and we have lost 2 of them in the last 3 years. So we need to ask Gibbs or some other outfit what can be done to stop standing water that is corroding the table legs. Leslie suggested we look at Trex material tables. Another suggestion is resin tables. These would not be susceptible to water intrusion. Matt and Robert will look into these different kinds of tables and report on findings.

Tennis & Pickleball: many kids are now using the pickleball courts after school and into the evening. It is great to see this kind of participation in the fastest growing sport in the USA. Robert said one resident asked him if two pickleball courts could be put on one tennis court so more people could play. Matt reported that would require using temporary nets and different lines running across the tennis courts and be confusing and hard to manage especially with the temporary nets. In one month, mens and womens tennis teams will be playing in their fall leagues. The surface on all the tennis courts is eroding and they will need to be resurfaced at the end of this year. Grit is now coming up through the cracks in the courts. This grit is what is mixed in with the paint underneath the top layer and is a component of the underlayment. With it coming up through the cracks, this is evidence of erosion of the top layer and underlayment

and it can be hazardous to users as it will create a slipping hazard if not corrected (by resurfacing).

Social and Clubhouse:

Welcome committee: Leslie said she has people continue to ask if the clubhouse can be used for casual social events. This has been discussed before and we agreed that on a once a month basis this would be all right if it can be organized properly (with coordination with Chad Ellis, clubhouse manager).

Regarding a welcome packet, Leslie said there is one still in the works to pass out to new residents but it has not been finalized.

Leslie further asked if an adult pool party could be put together. Close the pool early to kids and have lifeguards stay until 10pm.

Other:

Rental homes: Phil continues to work with them and coordinates with Angela on paying the rental fees.

Trees: Robert has Gibbs coming out tomorrow to look at some landscaping issues. He is going to ask them to trim some limbs if they will. In regard to the dead pine around the swim pool area, we need to determine who owns the property where it sits before getting it cut down.

Dog waste placement: power company to mark lines and then when it gets cooler a hole will be dug to place it in the pinestraw area near the sheds.

With no further business to discuss, the meeting adjourned.

Submitted,
Matt Burnham, Secretary