

## **Minutes of the Meeting of the Board of Directors of the Lee's Crossing Homes Association, Inc., August 8, 2024**

### **Board Members In attendance**

Leslie Brown (late)  
Laura Fenton (remote)  
Angela Ford  
David Hettrich  
Robert Meaders  
Matthew Yarbrough

### **Others in attendance**

Judy Floyd – ACC Manager  
Walt Walker – Assistant Secretary

A quorum was present and the meeting was called to order by Matt Yarbrough at 7:30

### **Neighbors in attendance**

None

### **Voice of the Neighborhood**

None

### **Secretary's Report.**

Walt Walker was taking minutes for the meeting in Matt Burnham's absence. Walt noted that Matt circulated the July minutes by email to the Board members. The minutes so posted were approved by the Board by acclamation.

### **Treasurer's Report.**

Angela Ford had provided the August 8, 2024 year-to-date financial statements by email to the Directors prior to the meeting. Actual income YTD was \$198,782 versus budget of \$194,932. YTD income from operations was \$83,445 versus budget of \$62,687. Cash on hand was \$181,691 and the loan balance was \$85,038. Approximately 10 unpaid assessments for 2024 remain.

Matt Yarbrough reported that leasing fee invoices are to be sent out later this month.

Upon motion, the treasurer's report was approved by the Board by acclamation.

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### **Tennis**

Angela Ford reported we will have 3 tennis teams in the fall.

### **Pool**

Laura Fenton reported that the season overall seems to be going well. We have had an algae bloom and Courtyard shocked the pool late this afternoon. The pool was closed because of the shocking and will reopen tomorrow am.

Walt Walker reported a problem where one pool fence section has pulled away slightly from the clubhouse wall causing a clearance issue with a gate. This is under warranty and is scheduled for repair this next week. Walt is to meet with the fence vendor and discuss possible further measures to prevent individuals from using objects to punch release buttons from outside the pool fence.

The Board agreed to allow the swim team to store certain paper products in a clubhouse closet, but noted that access will be through the clubhouse manager.

Contract matters with Courtyard will be discussed in executive session.

### **Social**

No Labor Day pool party is planned. Social is planning another October fest event. The committee is also considering a family style game night in the clubhouse.

### **Architectural Controls**

ACC items regarding individual homes will be discussed in executive session.

### **Landscaping**

Robert Meaders has provided landscaping bids to the Board which will be discussed in executive session.

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Stacey Lawson pressure washed the fence at the front entrance.

### **Other**

Robert Meaders reported that the Eagle Scout Project regarding the cemetery lot is moving forward, but certain aspects are on hold while fundraising is conducted.

David Hettrich reported that the City has been contacted regarding replacement of the street name signs and the matter is under consideration by the City. Walt Walker noted that the street light in front of the clubhouse has dimmed considerably, and David will ask the City if LED bulbs can be substituted,

The no soliciting sign at the front of the neighborhood has deteriorated and David Hettrich will look for a replacement.

### **Executive Session**

The Board adjourned into executive session to discuss certain ACC issues, pool contract matters and landscaping contract bids.

Walt Walker, Assistant Secretary