

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
December 14, 2017

Directors Present: Erroll Eckford, Joe Fenton, Melissa Drehs, Angela Ford and Walt Walker

A quorum being present, the meeting was called to order at 7:30.

Voice of the Neighbor: Necia Maynard, Bill Wilson and Josh Carter.

Necia Maynard wanted to discuss if the Association could prohibit renters with Section 8 housing. It was explained that we cannot expressly prohibit Section 8 housing but that some of the provisions of the leasing amendment will discourage renting in general.

Secretary's Report:

Walt Walker noted that the minutes of the special meeting of the Board on November 9, 2017 were approved by email by the Board and had already been posted on the website.

Walt Walker noted that the only nominations sent to the nominating committee were for the current directors and officers up for re-election. This slate of directors was approved for mailing to the neighborhood on or about January 1, along with the notice of assessments.

Treasurer's Report:

Angela Ford presented the financial statements as of 12/14/2017. All but two homes have paid the 2017 assessment. Income from YTD operations is \$26, 773 versus budget year to date of \$ 25,507. It was noted that American Pool has not provided certain invoices yet regarding additional lifeguard hours, etc.

Walt Walker noted that the Board approved by email giving the Leisure Ladies \$650 to update holiday decorations and had also approved an amount of \$200 for 2018. This expense will be classified as administrative in the financials.

The Board approved the 5 year budget which was sent to the owners in the November newsletter. The assessment for 2018 will be \$375.

Angela will send summary financials each month (beginning in 2018) to Roy Brimm for inclusion on the website.

ACC Report: None

Swim & Tennis:

American Pool continues winter maintenance with Walt Walker receiving a monthly report.

Other

Melissa Drehs indicated the two library boxes have been installed.

The City installed a new street light at the end of the berm at the club parking lot.

Walt Walker noted the proposed, revised amendment has been approved by the Board for submission to the website, along with an approved letter of explanation.

The Board approved unanimously for submission to the owners, the proposed amendments to the covenants and the consent form to be sent with the notice of assessment for 2018.

The Board directed David Burke to get estimates for the removal and / or pruning of certain trees around the clubhouse that were damaged during the snow storm. Walt Walker will engage Joe Garrett to check the roof to see if any damage has occurred.

External: Rental of the clubhouse for the Rockford Township HOA meeting was approved. Joe Fenton was to be the renter.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary