

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
December 12, 2019

Directors Present: John Branham, Melissa Drehs, Chad Ellis, Joe Fenton, Angela Ford, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order at 7:40 pm.

Voice of the Neighborhood:

Judi Floyd was present as ACC manager.

Secretary's Report:

The November 14, 2019 minutes were approved by acclamation.

Walter Walker reported that the slate of nominees for the 2020-21 Directors and the 2020 Treasurer had been published in the November newsletter. The nominees were John Branham, Chad Ellis and Phil Karp for Directors and Angela Ford as Treasurer. No nominees were received from the owners. Upon motion, the slate was approved for publication and voting with the 2020 assessment notice.

Treasurer's Report:

Angela Ford reported that reported that all but 4 homes to date had paid the 2019 assessments. Angela presented the financial statements for the year to date through December 12, 2019. Cash on hand totals \$74,516. Income from operations to date in 2019 is \$20,888 versus budget of \$22,231.

Angela noted that the proposed 2020-2024 budget was included in the November newsletter. She reported that no residents had any questions about or objections to the proposed 2020 assessment (\$385) and budget.

Upon motion, the Directors unanimously approved the 2020 assessment and budget.

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

ACC Report:

Judi Floyd presented a report on the November citations to owners.

Swim & Tennis:

Walt Walker has spoken to Mike Harris of American Pool and will arrange a meeting with the Board in the new year.

The lights on the tennis court one have failed. Walt reported that after calling four different electricians, we were able to get Cheyenne Electric to come to our facility. After diagnosing the problem (a short somewhere in the ground) and an unsuccessful attempt at a workaround, it was determined that new wiring will have to be run from the panel, under the walk and to at least one pole. The price, including the original diagnostics and repair, is \$1,080.

Angela and Melissa reported that the new battery and pads for the AED had been purchased and installed.

Other:

Meredith Warren and Courtney Branham will be picking paint and partition colors, wall tile, countertops and faucets. Chad Ellis reaffirmed that the partitions will be powder coated steel, noting the existing partitions are of the same construction and are approximately 40 years old.

Courtney Branham reported that the neighborhood collected \$2,150 for dollar on the door. Those moneys will be distributed to our trash and recycling collectors. The Board noted that Courtney had done a very good job in coordinating this effort.

It was noted that the website and Facebook page were updated to include the same disclaimer regarding purpose that has been on the newsletter for several years.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary