

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
December 10, 2020

Directors Participating: John Branham, Chad Ellis, Joe Fenton, Angela Ford, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order by Phil Karp at 7:30 pm.

The meeting was conducted in the large clubroom with the directors maintaining physical distancing and entering while wearing masks.

Voice of the Neighborhood:

Judi Floyd attended as ACC manager. No other residents were in attendance.

Secretary's Report:

The November 12, 2020 minutes previously emailed to the Directors were approved by acclamation.

Treasurer's Report:

Angela Ford reported that 400 homes to date have paid the 2020 assessments and 9 are unpaid and have been previously submitted for collection. Statements for the Year to Date ending December 10, 2020 had income of \$161,035, expenses of \$123,099 and income from operations of \$37,936, compared to budget of \$35,791. Cash balances are \$56,906.

Walt Walker commented that there appeared to be a typo in the year to date budget for expenses resulting in a discrepancy between the annual budget amount and the year to date budget amount of approximately \$10,000. Subject to this correction, the Directors approved the Treasurer's report by acclamation.

ACC Report:

Judi Floyd discussed the monthly inspection report.

Walt Walker noted that a detailed explanation of the signage language changes in the Architectural Controls and Community Guidelines as of October 1 were included in the December newsletter in response to queries by residents.

Judi Floyd indicated that some political flags have appeared and that those items are not specifically addressed in the standards (the standard language however does allow only certain types of flags – said types do not include political flags). Walt Walker will review.

Swim & Tennis:

Walt reported that the solicitation of bids for the new pool contract has continued and proposed contracts will be discussed in executive session.

Other:

Walt Walker reported that he continues to follow up with Griff Chalfant regarding checking the first speed table on Lees Trace to see if it meets design specifications and the status of the uninstalled fifth speed table on Lee's Trace previously approved by the Council.

The date for Dollar on the Door was changed to December 12th per prior email agreement with the Board members.

The Clubhouse will continue to be unavailable for rental or any large functions by the Association because of the continued pandemic. It is only being used for Board meetings with mask usage and distancing required.

The Board approved installing wall tile in the bathrooms on the walls surrounding the sinks so the walls are not damaged by the spray sanitizer on the sinks and faucets. Chad Ellis will handle.

Phil Karp reported the attendance was down for the food truck Tuesdays, likely because of daylight savings time and the weather. We agreed the program was still a success and would be continued.

Advertising by residents on the Facebook page was discussed, but the Directors decided not to block at this time unless the advertising was deemed offensive.

An executive session was held to discuss, eligibility issues for certain persons desiring to be on the Board and pool management contract issues.

After conclusion of the executive session, the regular session was resumed and the annual budget, bill and ballot were approved by acclamation.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary