

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
December 9, 2021

Directors Participating: John Branham, Matt Burnham, Laura Fenton, and Angela Ford. A quorum being present, the meeting was called to order at 7:40. Chad Ellis arrived at approximately 8:30.

Judy Floyd as ACC manager and Walt Walker as assistant secretary were also present. Walt agreed to take the minutes in the absence of Jordan Lawson.

Voice of the Neighbor

None.

Secretary's Report

The minutes of the October 28, 2021 budget meeting had been sent by Walt Walker prior to this meeting for review. Subject to two corrections, those minutes were approved unanimously.

The Board did not hold a November meeting.

Angela Ford reported that the following nominations for the upcoming 2022 Directors' and Treasurer's election had been received by the November 30 deadline: Chad Ellis, John Branham and Phil Karp for Directors and Angela Ford for Treasurer. The Board approved the 2022 ballot, including these nominations, unanimously.

Treasurer's Report

In response to John Branham's question, Angela Ford reported that the proposed budget for 2022 had been published in the November newsletter.

Laura Fenton asked that the proposed swim team budget of \$2,500 be restored to the 2021 level of \$3,000. She noted that registration fee income would likely be lower in 2022 because the number of team members would have to be limited with the return of normal inter-squad meets. Laura proposed that a \$500 increase could be made up by repairing, rather than replacing, the lane reel (the replacement had been budgeted at \$1,000). The Directors unanimously approved changing the swim team budget to \$3,000 and budgeting a lane reel repair of \$500, rather than a lane reel replacement at \$1,000.

Angela Ford stated that no other comments had been received regarding the proposed 2022 budget. With the above noted change regarding the swim team, the 2022 budget with a \$410 assessment was approved unanimously by the Board.

Angela had also sent the financials as of 12/9/2021 to the Board prior to the meeting. These financials included \$162,018 in revenues versus \$162,445 budgeted, \$142,207 in expenses versus \$138,712 budgeted and cash balances of \$65,024 versus \$52,040 budgeted. Angela noted that the budgeted loan principal payment of \$10,000 was yet to be made. The Board unanimously approved the loan payment of \$10,000 in December, and the 12/9/2021 financials were also approved unanimously.

ACC Report

Judy Floyd reported that there were a large number of homes with mildew issues this year, and that homeowners were being sent letters regarding the same.

Judy also reported that a small number of homes had window treatments that were objectionable visually from the outside of the home. These included broken blinds among other things. Walt Walker agreed to review the standards and covenants regarding our ability to require such items inside windows be remedied.

Chad Ellis reported that Gibbs landscaping had removed its wire and netting plant enclosures that several residents had noted were not in harmony with the Lee's Crossing ACC standard prohibiting plant cages, except in back yards. Judy noted that one homeowner had installed cages in the front and side yard. Judy will be contacting the homeowner regarding the removal of the same.

Swim / Tennis

Laura Fenton reported that the swim team coordinator had not been determined for 2022. Sarah Martin, the current coordinator, may not be able to continue in 2022 due to responsibilities in the family business. One prospective candidate declined because her children were not going to join the team in 2022. This issue will need to be resolved by the end of January.

Laura also reported that the return to inter-squad swim meets will require additional league reporting by the head coach. Laura noted that the number of required coaches will likely decline, as the number of team participants is reduced (as noted in the Treasurer's report). Retention of the existing coaches, particularly the head coach, is not certain given the possible expectation of higher wages.

Laura stated that the current coordinator believes the individual registration fees should possibly be increased \$5 per person (to \$50 for residents and \$100 for non-residents) and noted this should provide about \$750 in additional revenues. The Board approved unanimously allowing the coordinator the discretion to raise the registration fees \$5 for the 2022 swim team registration.

Laura also discussed our rule that swim lessons cannot be given to children during the once per hour, fifteen minute safety break that pool is unguarded. This rule may lessen the earnings of the person giving lessons (last year the swim team head coach). Walt

Walker had, prior to the meeting, sent an email to the Directors expressing his concern that a change in this rule would create additional liability exposure for the Association and that our insurance provided by American Pool would not cover the Association in the event of injury while the guard is not on duty. Walt expressed that such a change would be for the benefit of the guard and not our residents. Walt suggested that a consideration of such change be deferred until the next meeting when, hopefully, all the Directors are present. Discussion was tabled.

John Branham asked if the pool management contract has been signed. Walt Walker stated that it has been.

Matt Burnham discussed the recent damage to the tennis courts by unknown individuals shooting off fireworks. Unfortunately, the perpetrators have not been identified. Walt Walker noted fireworks on the common property are prohibited by the covenants. John Branham discussed the possible use of smart technology gate access, but the Board believes the cost is not warranted. John also questioned why the security cameras purchased by Jordan Lawson months ago have not been installed. Chad Ellis offered to ask the electricians who recently installed new lights at the front entrance to provide a quote.

Other

Chad Ellis reported that he believes the increased costs of cleaning supplies and the large demand for clubhouse rental justifies raising the clubhouse rental fee (and the cleaning fee he is paid as clubhouse manager). After much discussion, the Board proposed raising the rental fee to \$100 (currently \$75) and raising the fee paid to Chad to \$25 (currently \$20). Walt Walker advised the Board that Chad would have to recuse himself from voting on this proposal. The other four Directors voted unanimously to increase the rental fee and the cleaning fee as proposed.

Walt Walker reported that the \$2 million insurance umbrella previously approved by the Board, had been purchased, but that the insurance company is now trying to increase the price substantially despite giving a written quote and an executed application with the previously offered price. The agent has been told to either straighten this out or have the policy cancelled (the problem is a short period proration, and we should be able to repurchase in April if needed).

Matt Burnham reported that he has not found a change to a streaming TV service for the clubhouse to be financially advantageous compared to our existing service. At this time, no change will be made.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Assistant Secretary.