

## **Minutes of the Meeting of the Board of Directors of the Lee's Crossing Homes Association, Inc., December 8, 2022**

### **Board Members In attendance**

Laura Fenton  
Angela Ford  
David Hettrich  
Robert Meaders

A quorum being present, the meeting was called to order by Laura Fenton, President

### **Neighbors in attendance**

Judy Floyd – ACC Manager  
Walt Walker – Assistant Secretary  
David Ludlow

### **Voice of the Neighborhood**

David Ludlow wanted to inquire regarding maintenance of a particular property in the neighborhood. Per Board policy, the minutes of this discussion are included in the executive minutes.

### **Secretary's Report**

Walt Walker is taking minutes for the meeting at Matt's request. Walt noted that the September and October minutes have been posted to the website. Laura noted that the November minutes had been circulated by Matt.

By acclamation, the November minutes, both general and executive, were approved.

Angela reported that the nominations for the 2023 Board were Dave Hettrich, Matt Burnham and Laura Fenton. Angela Ford was nominated for Treasurer. By acclamation, the nominations were approved for inclusion on the ballot to be sent with the 2023 assessment notice.

### **Treasurer's Report**

The calendar year 2022 financial statements through the date of the meeting were provided by Angela Ford and reviewed by the Board. The cash balance was \$73,887 versus the YTD budget of \$ 52,544. YTD income from operations was \$36,755 versus the YTD budget of 24,003. After discussion, the Treasurer's report was approved by acclamation.

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Angela noted that the loan payment for 2022 (which is optional), has not been made. It was suggested that the payment be deferred until the loan renewal is determined in April.

Angela and Laura reported that there were only two inquiries regarding the \$50 increase in the 2023 assessment, most of the increase is attributed to the near doubling of the anticipated 2023 pool contract. By acclamation, the 2023 assessment and budget as published in the November newsletter was approved.

### **Tennis**

Matt was not present to report on any tennis issues, but both Angela and Walt noted continued usage by tennis teams, individual tennis play and pickleball.

### **Pool**

Walt and Laura reported that we had received several responses to the sending of the Request for Proposals for pool management, but these proposals had substantial differences which need to be further investigated. Walt noted that the proposals indicate our budget of \$48,000 for the pool contract appears to be reasonable. Walt also noted our existing contract runs through the end of March and a contract with a vendor for 2023 should be done in January or early February.

### **Architectural Controls**

Individual ACC matters were discussed in executive session.

The Board by acclamation, approved revisions to the Architectural Controls and Community Guidelines, primarily dealing with shortened notice periods and enhanced fines for homeowners considered to be "chronic offenders". Notice of the revisions are to be included in the January newsletter and the revised standards are to be included in the website. The revised standards will be effective as of January 1, 2023.

### **Social Events & Clubhouse**

No report was made.

### **Executive Session**

The Board adjourned into executive session to discuss certain ACC violations.

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**Adjournment**

There being no further regular business, the meeting was adjourned.

Walt Walker, Assistant Secretary