

DECEMBER 2023 MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LEE'S CROSSING HOMES ASSOCIATION INC. 12-14-23

Board Members Present:

Laura Fenton
Matt Burnham
Angela Ford
Dave Hettrich
Leslie Brown
Robert Meadors
Matthew Yarbrough

Others Present:

Judi Floyd, ACC
Walt Walker, Asst. Secy.

Neighbors Present:

Frank Akin
Steve Derrick
John Maynard
Kathy Smith
Dave Carlsen

Voice of the Neighbor:

Dave Carlsen asked about having the city paint the curbs at the entrance to the neighborhood. Is this something the board can do or can a resident do it? Since it is a city street, the board has no authority. Using the city app is a way to get a response and it was recommended as the course of action.

Frank Akin asked what progress was made in the design or improving the look of the front entrance. The residents want to have it look better and it was brought up that at the very least the landscaping needs to look better around the sign and at the front entrance. Frank brought a copy of a neighborhood entrance to a subdivision that is all brick as an example of what he is thinking ours could look like. We have a design that came from the designer Margaret Waldrep found for us and have been looking into bids for doing work to improve the signs. The cost to do this is in the \$30,000 and up range so far. We will keep looking into how to make improvements in the appearance and at a reasonable cost.

Some asked about getting bids for the landscaping and had the idea that we are not getting the best value for the work that is done. Tree trimming was also discussed for the front entrance. Robert M mentioned that one thing needed for flowers to look good is sunshine and the area at the front entrance has a lot of shade and that's why he has been talking about trimming branches from the trees in the area.

Kathy Smith asked about an update on the security system and was told that will be covered in the meeting(see below).

Secretary Report:

Matt Burnham made a motion that the minutes from November which were circulated for edits and corrections be approved to be published to the website. Robert Meadors seconded and it was approved by all.

Treasurer Report:

Angela Ford made a motion to accept the financial records she had circulated to the board. Matt B seconded and it was approved by all.

Cash on hand as of 12-14-23 is \$141,398 and loan balance is \$97,392.

A second vote was called for the budget for 2024 as published in the newsletter. Laura made a motion to approve the budget and it was seconded by Leslie B and approved by all.

Swim/Tennis/Pickleball Report:

A new gate extension has had to be built on the back where the clubhouse door exits are. This will prevent clubhouse renters from going out to the pool deck during rentals (this is prohibited in renting the clubhouse).

Questions from neighbors were asked about the security system as was brought up earlier.

Now that the rear gate is being finished, entry and exit points are finalized where key fob or card entry will take place.

Dave H reported that there will be a key fob for gate access at the pool. The security company is asking for 50% down to do the work and the price tag for their end of the job is \$20-25,000.

He stated that the contract still has some things to include in it and we are close to finalizing it(see clubhouse discussion for more details). Matt Y stated that an agenda item for the executive session included for tonight is to start working on rules of pool use with a time for swimming at your own risk. He has researched other neighborhood's rules and has a folder with them. A further question was asked about something we have previously covered pertaining to liability and neighbors were assured that we have been diligent in our efforts as a board in taking measures to protect the neighborhood and neighbors.

There are new anchors on the pool cover since some of them have failed when the cover was taken off. The pool has been conditioned for off season and has been covered with the new anchors in place.

It was reported that the cost to run the pumps for the pool is \$1000/month and they run from sometime April prior to opening in May to the end of Sept/early Oct when the pool is shut down and covered.

The tennis courts 1 & 2 have been resurfaced with courts 3 & 4 in progress and the work has been very extensive and the company has done a good job. All pertinent paperwork involving release of liens and COI were provided by the company, Signature Tennis.

Social & Clubhouse:

A big THANK YOU to the Leisure Ladies for decorating the clubhouse with the holiday decorations.

No report on the Welcome committee but Leslie reports that she hopes in the new year it will reorganize.

Camera installation at the clubhouse (& pool/courts area)-Dave says he could use folks and their eyes to see the best way to place the cameras to see the things we want to see with the cameras. He commented that the city of Marietta light is awfully bright and might obscure a good view at night of what we want to see. May talk to the city about it.

The video cameras will record via a program that will store video for a period of time (not indefinite because it will be written over after a period of time).

Dave has been working with Walton EMC Commercial & Industrial Security Solutions because they had the best system for the most affordable cost that met requirements in the RFP.

Once the contract is finalized, the work will begin on the installation of cameras and gate security and key fobs and the necessary work that needs to be done by us to prepare the site(see above about camera location). He commented that he expects the system will be in place by spring and be operating and de-bugged by the time the swim team gets going with their practices (May). Then we will be ready to distribute key fobs to residents who are paid in their assessments and in good standing with the association(fines paid). Kathy Smith said she could help with passing out the key fobs to houses. One note about the fobs was made. Dave said the fobs would come with a code a resident could use in case they didn't have it on them. Laura said that is not acceptable because such a code could be passed around to non-residents which is how the fireworks incident happened at the pool last year(the gate code was known to the intruders).

Social events: Leslie is leading the Kids' holiday event at the clubhouse on Sunday, December 17 from 2-4pm. A Ladies social is to be held Tuesday, December 19 from 5:30-8:30pm. For 2024, there is no social schedule yet but Matt Y will send a notice to the neighborhood asking people to be involved in social events from planning and participating. Matt is hoping there will be ten events.

With no further business to discuss, the meeting adjourned to executive session.

Submitted,
Matt Burnham, Secretary