

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
February 9, 2017

Directors Present: Erroll Eckford, Joe Fenton, Angela Ford, Melissa Drehs and Walt Walker.

A quorum being present, the meeting was called to order at 7:30 pm.

Voice of the Neighbor:

David Waldrep, ACC Manager, was present.

Secretary's Report:

Walt Walker presented the minutes of the January meeting. The minutes were reviewed and approved by acclamation.

Treasurer's Report:

Angela Ford presented the financial statements as of 2/8/2017. The bank account balance was \$116,540, reflecting the receipt of assessments for the 2017 dues from 311 homes. Assessments not paid as of the end of day 2/22/2017 will be late and accrue a \$75 late fee. Angela stated that assessment receipts at this date were typical for prior years. All 409 homes paid in 2016. After discussion, the statements were approved by acclamation.

ACC Report:

Angela Ford reported that no feedback had been received regarding the clarification in the ACC standards regarding the prohibition of animals that might not be considered as pets (including chickens).

David Waldrep was present and noted that several letters had been sent about cleaning mailboxes. He suggested that clarification might be needed to our standards regarding trees and shrubbery that were overgrown.

Swim & Tennis:

Walt Walker reported that American Pool has agreed as part of the pool management agreement renewal to pull the main pool motor for rebuilding prior to the spring opening of the pool. Walt reported that the agreement will include the same rate as the previous contract with no rate increases for the 3 year term. The agreement will also request that the pool be open for the same extended hours, including fall break, as accomplished in 2016. The extended hours will be contingent on the ability to obtain guards and will be billed at \$18 per hour (it was noted that the standard rate for additional hours is \$23 per hour).

Walt Walker was directed to request the rerouting of our drain line from the sump outside the deck installed last year. The rerouting will be from the parking lot to the creek. This will be done by American Pool with the expected cost of approximately \$1,500.

Joe Fenton reported that Sarah Martin and Betsy Young would be co-swim team coordinators for 2017 with Laura Fenton serving as an unofficial advisor. It was noted that the team won the division in 2016 and was undefeated. The reward for this performance is to be moved up to a more difficult division.

Joe noted that we expect a greater number of in neighborhood children on the swim team. Since the number of swimmers is generally limited to a total of approximately 140, this will likely result in a lower number of out of the neighborhood swimmers who pay a higher fee. In order to maintain a prudent level of overall fees, it was recommended that the coordinators be allowed to raise the swim fees for in neighborhood swimmers and out of neighborhood swimmers from \$35/\$85 to \$50/\$100. Angela Ford noted that we would still have lower fees than competing neighborhoods. After discussion, this was approved by acclamation.

Joe Fenton recommended that we purchase a new, integrated audio system to be used at swim team meets and other outside events. This system will be provided by Intuitive AV, will be in a rolling case and will be commercial grade quality. The cost is \$1,019. The case will be locked up in the clubhouse, when not in use. After discussion, the purchase was approved by acclamation.

External:

It was noted that the City Council had approved a change in the chicken ordinance to allow up to four chickens to be kept in a coop on R1 or R2 zoning lots. Lot sizes must be at least 15,000 square feet, the coop size cannot exceed 10' by 10', setbacks are 35' from the property lines and no roosters are allowed. These restrictions would probably disqualify Rockford owners, but not Winsor Farms or Battleview owners. Lee's Crossing owners are prohibited from owning chickens as our private covenants and standards control.

Executive Session:

None.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary