

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
February 14, 2019

Directors Present: Melissa Drehs, Chad Ellis, Joe Fenton, Angela Ford, Walt Walker and Jason Waters

The Board was to meet in executive session at 7:15 in order to hear the appeal of an owner regarding fines for ACC violations. The owner, who was to come to the meeting from Virginia, did not show up and did not give the Board prior notice. At this time the Board agreed the fines should remain.

A quorum being present, the regular meeting was called to order at 7:20 pm.

Voice of the Neighborhood:

Bob Funk discussed the difficulty entering and exiting the neighborhood at the front entrance when school lets out in the afternoon. Jason Waters and Melissa Drehs responded that they are working with Grant Rivera (school superintendent) on the issue. Melissa reported that the solution is to only allow children to be released for walking who are residents of Rockford or Lee's Crossing (people from other neighborhoods are currently having their children released for walking and picking them up in Lee's Crossing. We also will discuss with Griff Chalfant having the no parking on Lee's Trace from the entrance to the first intersection with Chestnut Hill with the restriction being from 2 pm to 4 pm on school days.

Sandra Wilson asked that we pursue dead end signs for Briarmeade and Idlewyld to lessen traffic for those drivers who think those streets may provide exits from the neighborhood. Walt Walker will call Griff Chalfant to request.

Secretary's Report:

The January 10, 2019 minutes were approved by acclamation.

Treasurer's Report:

Angela Ford reported that 325 homes to date had paid the 2019 assessments. Those assessments are past due on February 22.

Angela Ford presented the financial statements for the year to date through February 14, 2019. Cash on hand totals \$169,581. Income from operations to date in 2019 is \$101,822.

The YTD through February 14, 2019 financial statements were approved by acclamation.

ACC Report:

Judi Floyd was unable to attend the meeting.

Walt Walker reported that Lazega & Johanson have obtained a judgment against a homeowner who we were forced to sue to get the owner to make substantial repairs to his property.

We are getting complaints of a resident on Idlewyld allowing dogs to run free that are posing a threat to pedestrians. Judi Floyd will be directed to send letters regarding a violation of our standards and neighbors are encouraged to call animal control.

#### Swim & Tennis:

Walt Walker reported that the four new, plastic coated, steel tennis benches have been ordered and received. He and Matt Burnham assembled.

Walt emailed the proposed draft of sign language to the health department and is awaiting approval.

Griff Chalfant walked the club property with Walt Walker and David Burke regarding drainage issues. Griff has furnished the names of bobcat operators who could help with some grading. Melissa Drehs suggested she query David Elliot (a civil engineer and a resident) about suggested solutions. No decisions were made and no actions were approved at this time.

Melissa Drehs reported that she had received three bids for a survey of the club property and that the best was approximately \$2,300. It was determined that we need to add certain topographical survey requirements and Melissa will further inquire. She was given approval authority for the total not to exceed \$2,600.

The Board approved the expenditure of up to \$500 to purchase two new large coolers, a projector screen and two speaker mounts for our outdoor speakers.

The pool is to open for the residents on the last day of school, May 24 from 4 pm to 10 pm. The Board also agreed to request American Pool to have the pool open on Friday nights until 10 pm.

#### Other:

Melissa Drehs reported that she has thus far been unable to find someone to service the fire sprinkler system (the job is too small to interest most providers).

The garage sale is set for the last weekend in April.

Walt Walker reported that some residents have suggested new bathroom countertops and faucets with a cost expected of approximately \$1,600. Walt indicated he would get some estimates for consideration. No expenditure was approved at this time.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary