

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
February 11, 2021

Directors Participating: John Branham, Chad Ellis (arrived at 7:50), Angela Ford, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order by Phil Karp at 7:35 pm.

It was noted that we have an additional open seat as Joe Fenton unexpectedly passed away in January. Primarily due to his death, the Board did not have its customary January meeting.

The meeting was conducted in the large clubroom with the directors maintaining physical distancing and entering while wearing masks.

Voice of the Neighborhood:

Neighbors in attendance: Bob Funk, Robert Meaders, Jordan Lawson, Patrick Tansour and Sarah Martin.

Patrick Tansour spoke on behalf of himself, Brian Horner and Gilbert Richardson (the latter two could not attend). Patrick advocated that our sign standards be amended to allow Black Lives Matter signs. The Board considers such signs to be political messaging. Political messaging signs were allowed during the election cycle, but are now prohibited. Patrick believes that these signs are not political messaging (if not political messaging, they would not have fit in any allowed category, even during the election cycle). Bob Funk said he believes that our police are a great asset in our community and that prohibiting Blue Lives Matter signs while allowing Black Lives Matter signs would be to the Association's detriment. Patrick stated that he thought Black Lives Matter was not political and was not anti-police. Members of the Board thanked these individuals for their input. We stated that we were not taking any sides, believed that the neighborhood is better off without such political message / social justice signs, and that the covenants and standards allow such determination by the Board.

Sarah Martin is the swim team manager and stated that the swim team leagues do plan a season this spring with limited capacity and limited attendance at swim meets. She would like the Board's guidance regarding such limits (if possible by March 15).

Bob Funk stated that he thought it might be appropriate to have a memorial plaque for Joe Fenton because of his long time service as a director (10+ years).

Judi Floyd attended as ACC manager.

Secretary's Report:

The December 10, 2020 minutes previously emailed to the Directors were approved by acclamation. There was no January meeting.

Treasurer's Report:

Angela Ford reported that the final financial statements for 2020 were complete. Annual income was \$161,062, versus budget of \$160,860. Expenses were \$127,625, versus budget of \$125,069. Operating net income was \$33,437. Cash on hand was \$52,407. Nine homes have not paid the 2020 assessments and have been referred for collection.

Angela Ford reported that 331 homes to date have paid the 2021 assessments. The last date for payment without late fees is February 21. Statements for 2021 Year to Date ending February 11, 2021 had income of \$130,938 and expenses of \$9,353. Cash balances are \$170,019.

The Directors approved the Treasurer's report by acclamation.

ACC Report:

Judi Floyd was to discuss problem lots in executive session.

Laura Fenton is going to handle paint distribution for the mailbox posts and John Branham will create number placards using Joe Fenton's equipment.

Swim & Tennis:

Walt reported proposed contracts for the pool management will be discussed in executive session.

Walt Walker reported that the contract to do the sidewalk repairs (which the Board members approved by email) has been signed, and the insurance certificate received. Work will be done as soon as at least three consecutive dry days are expected.

Other:

Walt Walker reported that he continues to follow up with Griff Chalfant regarding checking the first speed table on Lees Trace to see if it meets design specifications and the status of the uninstalled fifth speed table on Lee's Trace previously approved by the Council.

The Clubhouse will continue to be unavailable for rental or any large functions by the Association because of the continued pandemic. It is only being used for Board meetings with mask usage and distancing required.

Installation of the additional wall tile in the bathrooms authorized in December is pending.

Phil Karp noted attendance at the food truck promotions had waned, probably because of the weather. These will be suspended until later in the spring.

Walt Walker noted that the process for the special election to fill the one director spot for the March 2021-February 2023 term was published in the February newsletter. The Directors agreed to look into alternative methods for returning these ballots (noting that the ballots must be mailed to the homeowners).

An executive session was held to discuss, certain legal matters and the pool management contract.

After conclusion of the executive session, the regular session was resumed.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary