

Minutes of the Meeting of the Board of Directors of the Lee's Crossing Homes Association, Inc., February 10th, 2022

Board Members In attendance

Jordan Lawson
Laura Fenton
Matt Burnham
Angela Ford
Judi Floyd (ACC Manager)

Board Members Not In attendance

Phil Karp
John Branham
Chad Ellis

Neighbors In Attendance

David Elliott
Walt Walker (Assistant Secretary)

Summary Notes of Meeting

- A quorum of board members were present for the meeting.
- The meeting chair was Jordan Lawson for this session as Phil Karp was not present during the meeting.

Voice of the Neighborhood

- No items discussed in voice of the neighborhood.

Secretary's Report

- The prior months Secretary report was reviewed by the Board. There was a suggestion by Walt Walker (Assistant Secretary) and Angela Ford to make some minor revisions to some of the bullets. Jordan Lawson made a motion to approve the January 2022 Minutes pending the adjustments are provided in a follow up email to the board members prior to being posted online. The board unanimously approved the motion.

Treasurer's Report

- The Board discussed the 2022 year to date financials as of 2/9/2022. The board has received \$126,233 against a planned budget of \$124,230 due to the majority of residents sending in their HOA assessment dues on time.
- Chad Ellis purchased a new oven, microwave, and refrigerator for the clubhouse. The total cost was \$2,225 which is slightly over the intended budget price. The board approved this purchase prior to the meeting by acclamation.
- The closing year 2021 Financial Statement was reviewed by the board. 2021 Final numbers were as follows; Actual Income \$163,185 versus a budget amount of \$162,445.

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The primary driver for increased income was more than expected rental fees accumulated from Clubhouse rentals in 2021.

- Laura Fenton motion was made to approve the 2021 Financial Statement and all board members present approved by acclamation
- Jordan Lawson made a motion to approve the 2022 YTD Financials as of 2/9/2022, all board members approved the motion.

Tennis

- Matt Burnham shared that he is holding a pickleball clinic on Sunday February 27th at 2 PM - 4 PM. Matt mentioned that he would send a notification on Facebook and Angela agreed to follow up with an email to the Lees Crossing HOA email distribution list.
- Walt Walker mentioned changing the lock codes on the tennis courts as of February 10th as a measure to increase security measures around the tennis courts. He emailed the frequent tennis players and Team Captains
- It was noted that court #2 will be evaluated for a potential concern on a crease in the court. Matt Burnham agreed to follow up with a local company to evaluate and estimate the cost for fixing.
- No other topics were discussed.

Pool

- The board discussed the modifications made to the Lee's Crossing Recreational Facilities guidelines. Laura made a motion to approve the second version of the guidelines and all board members approved.
- Matt and John agreed to work together to remove the Coke Machine. Matt Burnham is going to use his truck to haul the Coke Machine to a landfill which will pay for scraps.
- Regarding the 2022 Swim Team; Sarah Martin provided an update from the swim team coordinators meeting as information was provided from one of her contacts that outdoor restrictions are no longer applicable for Swim Meets.
- Angela brought up the fact that regarding Swim Team expenses, we need to factor in extra charges for Credit Card transactions. This covers both Registration Fees and Concession stand sales. Angela agreed to follow up to understand and share the information regarding Credit transaction fee costs with the Swim Team coordinators so that we ensure pricing is captured correctly for the 2022 Swim season.
- No other items discussed.

Social Events & Clubhouse

- Walt Walker placed a sign out by the trash house to inform residents to not use this for their personal trash.
- Walt also brought up the fact that the ramp to the trash house is damaged and needs to be repaired.

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- Jordan agreed to follow up with Chad on publishing a schedule and checking out the ramp to the trash house.
- No other items were discussed

Misc. Topics

- The board discussed the board member ballots. Ballots collected to date are approximately 30% of the total neighborhood tally which is enough to reach a quorum.
- The ballot deadline is February 20th. After the deadline has been reached, Laura will provide the final tally and approve the election results.

Adjournment

- After this no further topics were discussed and the meeting was adjourned.

Jordan Lawson
Secretary