

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
January 12, 2017

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

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

Voice of the Neighbor:

No neighbors were present.

Secretary's Report:

Walt Walker presented the minutes of the November meeting. The minutes were reviewed and approved by acclamation. It was noted that there was no December meeting.

Walt Walker reported that the nominations for the Directors and Treasurer were closed at the end of November as per the notice in the November newsletter. The nominations for Directors were for Melissa Drehs, Joe Fenton and Walt Walker. The nomination for Treasurer was for Angela Ford.

Treasurer's Report:

Angela Ford presented the end of year 2016 financial statements. The bank account at the end of the year was \$61,000. It was noted that the account for payments to American Pool had been reconciled. After discussion, the statements were approved by acclamation.

It was noted that the Board, by email in December, approved the 2017 assessment of \$375 and approved the mailing of the assessment notice and election ballots to the owners.

Walt Walker suggested that the Board commend Angela Ford for a job well done in 2016 as Treasurer. All the Directors were in strong agreement.

ACC Report:

Walt Walker had sent to all Directors by email, prior to the meeting, a copy of the Covenants regarding animals in Lee's Crossing, along with a copy of the proposed changes to ACC standards. It was noted that the Covenants allowed only pets that were considered to be generally recognized household pets. Walt Walker reported that the language in the Covenants might be considered ambiguous in regard to animals that are not pets. Walt noted that the Board does have the authority to amend the ACC Standards,

as it deems appropriate, so long as the Standards do not contradict the Covenants. The Board by a 6-1 vote (David Burke in dissent) voted to add the following language to the ACC Standards:

“Chickens, guineas, ducks, pigs, goats, cows, sheep, horses, whether or not considered to be pets, and animals traditionally considered to be livestock, may not be kept upon the Property.”

Swim & Tennis:

Walt Walker reported that the resurfacing of the pool had been completed and the new cover installed. Both items were paid for in 2016.

Jason Waters is to contact Phil Wilfong regarding moving the volleyball court.

John Pratt, our clubhouse manager, was authorized to spend up to \$600 for requested supplies for the bathrooms, pool area and trash shed. These items included new trash cans, hose, towel dispensers and soap dispensers.

External:

It was noted by several of the Directors that the City of Marietta was advertising a change in the Residential zoning ordinances to allow chickens to be raised in coops on lots as small as 12,000 sq. feet. The existing ordinance only allows chickens on lots of 2 acres or more. The change, if adopted, would allow chickens in neighborhoods such as Battleview, Windsor Farms and possibly Rockford. The proposed ordinance would continue to prohibit roosters, would require coops to be at least thirty feet from the property lines, and would limit the number of hens to one per thousand square feet of property. Private covenants prohibiting chickens, however, would not be controlled by any such ordinance. After discussion, the Directors by a 6-1 vote (David Burke in dissent) approved sending to the City Council our recommendation that the lot size in the ordinance remain at least one acre, thereby eliminating the raising of chickens on lots contiguous to Lee's Crossing in Battleview, Windsor Farms, and Rockford Township.

Executive Session:

None.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary