

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
January 18, 2018

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

A quorum being present, the meeting was called to order at 7:35 pm.

Voice of the Neighbor: No neighbors were present.

Secretary's Report:

The December 2017 minutes were reviewed and approved with two minor changes.

Treasurer's Report:

Angela Ford presented the preliminary financial statements for the year ending 12/31/2017. All but two homes have paid the 2017 assessment. Income from operations for 2017 is \$25,001 versus the budget of \$ 22,781. It was noted the final settlement numbers with American Pool are not included and that amount is expected to be approximately \$2,500. The largest variation in the budget was legal fees of \$10,870 versus budget of \$4,000. This was attributed to the covenant amendment review and certain collection cases. Social was over budget by \$1,323 (actual \$11,823 versus budget of \$10,500). The social budget for 2018 was increased to \$12,240. The 2017 statements were approved pending the adjustment for American Pool.

Angela Ford also presented the January financial statements as of 1/14/2018. The collections for the full month were budgeted at \$50,375 and the collections for the half-month were \$35,813. The January 2018 statements were approved by acclamation.

ACC Report: None

Swim & Tennis:

American Pool continues winter maintenance with Walt Walker receiving a monthly report.

A discussion was held by the Board regarding the lifeguards for the 2017 swim season. It was noted in particular that the attitude of the substitute guards used after Labor Day were generally not satisfactory. Walt Walker is to discuss these issues with American Pool (including the possible effects if we asked American Pool to pay a higher wage rate) and report back to the Board.

The Board agreed to have the pool open for the season at 4 pm, Friday, May 25. There was some discussion of having two guards on Friday evenings and possibly keeping the pool open until 10 pm on Friday nights.

Other:

David Burke reported that the removal and / or pruning of certain trees around the clubhouse that were damaged during the snow storm will be completed once tree cutters become reasonably available. Walt Walker reported that Joe Garrett was to check the roof to see if any damage had occurred, but Joe has not yet provided the results.

Joe Fenton is to get quotes on resealing and restriping the parking lot.

Casey Burke is to be the new social committee chair. Rachel Hunter is stepping down after several years of excellent service.

Walt Walker is to look into having toilets replaced and modifying stall doors to swing outward (because the stalls are very small).

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary