

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
January 9, 2020

Directors Present: John Branham, Melissa Drehs, Chad Ellis, Joe Fenton, Angela Ford, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order at 7:40 pm.

Voice of the Neighborhood:

Judi Floyd was present as ACC manager.

Secretary's Report:

The December 12, 2019 minutes were approved by acclamation.

Treasurer's Report:

Angela Ford reported that all but 4 homes to date had paid the 2019 assessments. Statements for the Year ending December 31, 2019 had income of \$174,876, expenses of \$160,247 and income from operations of \$14,629. Capital purchases totaled \$4,832, loan payments were \$10,000, and cash reserves were \$68,830. The loan balance at year end was \$64,000.

Angela also presented financial statements for the 2020 year to date through January 9, 2020. Cash on hand is \$69,032. Income from operations to date in 2020 is \$16,325.

Upon motion, the Directors approved the Treasurer's report by acclamation.

ACC Report:

Judi Floyd presented a report on the December citations to owners.

Swim & Tennis:

Walt Walker has spoken to Mike Harris of American Pool and he will meet with the Board at the February meeting. The purpose of the meeting is address concerns arising last season and to discuss changes for 2020.

Walt reported that the lights on the tennis courts have been repaired. The electrician was forced to rerun conduit and wire from the panel under the walk to the pole to the left of court 1. The electrician did also run an extra wire for future use in the same conduit. The price, including the original diagnostics and repair, was \$1,080.

Captains of all of the tennis teams have been notified that the clubhouse will be closed for bathroom renovations for approximately two weeks beginning the last week of January.

Chad reported that Meredith Warren and Courtney Branham have picked out the tile, paint and other items needed to complete the bath renovations.

Other:

Walt Walker moved that the actions of the Board in 2019 be ratified. Upon motion this was approved unanimously.

The Board by email approved getting estimates for the removal of the large shrubs that were blocking the view from the parking lot of the double entrance doors on the right front of the clubhouse. Chad Ellis will get estimates and report to the Board for approval.

Executive Session: The Board met regarding review of certain legal matters.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary