

Minutes of the Meeting of the Board of Directors of the Lee's Crossing Homes Association, Inc., January 13th, 2022

Board Members In attendance

Phil Karp
Jordan Lawson
Laura Fenton
Matt Burnham
John Branham
Angela Ford
Judi Floyd (ACC Manager)
Walt Walker (Assistant Secretary)

Board Members Not in attendance

Chad Ellis

Neighbors In Attendance

Christine Mueller

Voice of the Neighborhood

- Christine Mueller, who mentioned she and her husband Eric had just moved into the neighborhood as of November 2021, attended the meeting. She wanted to introduce herself and get to know the people on the board.
- John Branham mentioned in the Voice of Neighbor section that he received a text message from Carly Harden regarding the social events of 2022. John shared that Carly mentioned to him that she is trying to create a social activity recruitment process so that we are set up for success with regard to Social Events through the year of 2022. The next step he mentioned is that this is going to be posted on Facebook as a call to help from all neighborhood volunteers that are interested in participating in and helping run the 2022 social events.

Secretary's Report

- Walt Walker sent the minutes last week for the December Board Minutes. The board unanimously approved the December Meeting Minutes.
- Discussed the process for updating the meeting minutes on the website. Usually this is sent to a contact who administers the website for the HOA.
- Walt Walker wanted to re-review the August minutes before publishing, but agreed to have these published upon review.

Treasurer's Report

- The Treasurer's report was reviewed.
 - The Calendar Year 2021 financial report was reviewed by the board. The YTD cash balance for calendar year 2021 was positive due to multiple variances

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- The Calendar Year 2022 budget report was reviewed. It was agreed to edit the comment to reflect the actual assessment due of \$410 vs what was reflected as of \$395. It was also discussed on where we should collect past dues from prior years HOA dues. It was discussed that the process for these homes is that a lien is placed on the home, and the income is captured under the "Old Liens" category in the budget.
- The Cash Balance for the YTD budget is \$148,310 against a budget of \$170,910.
- Based on the adjustments suggested, the board agreed to approve the treasury report for year 2022
- Venmo transactions were discussed. It was discussed that if Venmo transactions for HOA payments are equal to or greater than \$600 or more then there is a requirement for the Lee's Crossing HOA to fill out a 1099 tax document for Venmo transactions. It was agreed that the Treasurer would be tracking these requirements on behalf of the board.

Tennis

- Matt Burnham brought up a topic regarding using the tennis courts for pickle-ball games. Matt mentioned he would plan to facilitate a pickle-ball clinic for the neighborhood to see if other neighbors are interested in playing and if it is successful.
- It was mentioned that three teams were using the LC Tennis Courts during the winter season that we know of.
- The damage that was done to the tennis court as a result of lighting fireworks on the tennis courts was briefly discussed. The board agreed it was not worth the effort to attempt to fully clean the tennis courts back to the original condition as the damage doesn't appear to impact the functionality of the courts as the damage is completely cosmetic.
- A topic was raised with regard to the security of the Tennis Courts. It was suggested as a potential mitigation measure to change the access codes to the tennis courts every 30 days, or at a frequency more often than is done today as a way to try and mitigate unwanted access into the Tennis courts.
- It was also mentioned that the security cameras that were purchased in 2021 would be another mitigation step that would help control access to the Tennis court once installed. Phil Karp mentioned he is working through finding someone who can install the cameras at a reasonable price. Phil stated he was working on identifying a contractor to assist in helping install the cameras with the goal of having this task completed prior to 2022 Pool Season.
- No other items were discussed related to the Tennis Court

Pool

- A topic was raised with regard to when the HOA issues payments to American Pools for the current calendar year. It was clarified that we pay them for services in the current year in April, 2022, and that this payment in the spring covers from April 2021 to April

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2022. It was clarified that the prior payment made to American Pools in April 2021 covers the LC HOA up through Winter 2022 for Pool Maintenance.

- Phil Karp discussed the next steps with regard to the Coke Machine. He has made many attempts to try and get someone to take the Coke machine but he has not found any people who are willing to do this as of yet. John Branham agreed to make a connection with Phil to a local company that pays for scrap material, and suggested that they would be a potential candidate for taking the Coke Machine and perhaps having the Board make some additional revenue as a result.
- John Branham mentioned he is waiting on estimates for repairing and refinishing the pool deck. He mentioned that he has received multiple complaints from people in the neighborhood with regard to how hot the pool deck gets during the summer, and that it would be great to have a solution for this.
- John Branham also mentioned that he is working to obtain estimates on purchasing new chairs for the pool.

Social Events & Clubhouse

- Phil Karp is going to meet with Jason Waters to discuss where the HOA is currently with the loan that we have on the Clubhouse to see if there is an opportunity to reduce our interest rate. It was discussed that this may not be worth pursuing if there could be a large refinancing/closing costs that might not make it worth this but that this would be assessed with Jason Waters
- Clubhouse rentals were not discussed as Chad was not present at the time.
- It was discussed that some people in the neighborhood were observed throwing trash away into the trash shed. An individual was identified by a board member and the board member addressed the individual directly while they were attempting to throw their personal trash away in the clubhouse trash receptacle, so we hope that this behavior does not continue. It was also discussed that we could use one of the surveillance cameras for monitoring the clubhouse trash shed after the cameras are installed.
- It was also discussed that we would have a sign created for the trash shed to advise residents that the trash receptacle is not allowed to be used by neighbors. Walt Walker agreed he would look into creating a sign for the trash shed area to advise neighbors on this.
- Discussed Dollar-On-Your-Door Initiative. John Branham mentioned that the neighborhood raised \$2,900 for the sanitation workers which was a big success as they were very pleased with the bonus.

Sign Post Painting

- Discussed that this was approved for \$2,880 to have the sign posts repaired. No further topics discussed on this subject.

Misc. Topics

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- Discussed the fact that Bob Schoonover, who has been providing the posts for the mailboxes over the past 25 years will no longer be assisting with neighborhood mailbox repairs.
- The board discussed the need to do some research on finding another resource to help us with this process as Bob will cease doing this service for Lee's Crossing effective April 2022.

Adjournment

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

Jordan Lawson
Secretary