

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
July 13, 2017

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

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

Voice of the Neighbor: Jay Mackler and Lindsay Coleman were present.

Secretary's Report:

Walt Walker presented the minutes of the May meeting (no June meeting was held). The minutes were reviewed and approved by acclamation.

Treasurer's Report:

Angela Ford presented the financial statements as of July 13. All but four homes have paid the 2017 assessment. Income from YTD operations is \$83,965 versus budget of \$70,347. It was noted that the end of season bonuses to the swim team coaches will not be paid until the end of July, while all income for the swim team has been received.

ACC Report:

David Waldrep reported the owner has promised to paint the house on Autumn Chase previously determined by the Board to need painting.

Erroll Eckford noted that an owner on Russett has been parking a semi- tractor on the street overnight. It was discussed that this was not a covenant violation, but instead a safety issue. Erroll will discuss this matter with our zone commander.

The Board noted that renters present a greater than proportionate number of compliance issues re our architectural standards. Angela Ford, in conjunction with other Board members, will work to identify properties not owner occupied.

Swim & Tennis:

Walt Walker reported that the volleyball court was moved eight feet towards the swing set by moving the two poles and by removing the crossties in front of the swing set.

Walt noted the portable vacuum had been purchased and the guards found it easy to use on a regular basis. As a result, the pool bottom remains much cleaner than in prior seasons.

Melissa Drehs had reported via email that the upper pool step near the pool pavilion displayed some minor plaster cracking that would need to be addressed by American Pool under the resurfacing warranty. She had also reported some staining around the water returns in the bottom of the pool. Walt had sent American Pool an email notice regarding these items which should be addressed in the fall at the end of the season.

Walt Walker reported that several of the pool underwater light fixtures had been replaced after repeated failure. Unfortunately, the conduit for these fixtures was undersized, greatly increasing the difficulty and cost of the replacement. Quick replacement was needed in order to allow the swim meets to reach their conclusion without suspension for inadequate lighting.

David Burke and Joe Fenton reported that the splash pad tank had been allowed to run dry from time to time. Walt Walker agreed to talk to Mike Harris of American Pool regarding this issue, but noted that any resultant damage to the splash pad pumps would be covered by American Pool under our operating contract. Walt Walker also agreed to clean out the splash pad jets (*and has subsequently done so*).

Other

Jason Waters provided an oral summary report on the survey sent to the residents. 284 residents responded which the board considered an excellent response rate. More than 50% of the responses said no to an idea of changing to a decorative cast mailbox and post for all residents with an estimated cost of approximately \$400 per home. Nearly 70% of the residents indicated the pool & tennis facilities were a very good asset while 25% indicated they did not use the facilities. Jason also noted that many of the respondents expressed a preference for texts as the manner of communication from the Board. Jason indicated he will provide a further analysis of the responses in a future meeting.

Melissa Drehs reported that a couple of homes have a feral cat problem due to the owners feeding the animals. It was suggested that animal control be contacted by offended neighbors regarding such problems.

It was suggested that the neighborhood might well be surveyed by the addition of a library box or boxes in the neighborhood. Melissa Drehs will discuss with the principal at Burruss for her opinion.

Errol will call Phillip with Peachy Clean to have the side of the clubhouse bordering the property of David Burke pressure washed so as to avoid damage from mildew.

External:

A large tree located in the City's right of way on Waterwind appears to be dying and, if so, creates a hazard. A local arborist has inspected the tree and concluded it is dying, while the City arborist says no. (*A subsequent note: upon further review, the City will remove the tree*).

Executive Session:

The Board went into executive session for the remainder of the meeting to discuss legal issues with our association attorney, Jay Lazega.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary