

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
July 12, 2018

Directors Present: David Burke, Melissa Drehs, Chad Ellis, Angela Ford, Walt Walker and Jason Waters.

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

Voice of the Neighborhood: Abby Avery and Frank Harris were present.

Secretary's Report:

The June 20, 2018 minutes were approved with one minor change.

Treasurer's Report:

Angela Ford presented the financial statements for the year to date through July 12, 2018. All but 4 homes have paid the 2018 assessment. Income from operations to date is \$78,747 versus the budget to date of \$ 69,114. Cash on hand is \$130,757.

The July financial statements were approved by acclamation.

ACC Report:

An update was given by Judi Floyd regarding our ACC enforcement. As soon as certain computer issues are resolved, Judi is to send a monthly report by email to the Directors.

The Board agreed to contact our zone commander, Major Kelton, to request enforcement of parking codes in the neighborhood (specifically, cars parked in the wrong direction and cars parked on sidewalks and in the right of way).

A motion was made to change the ACC standards to regulate placement of dumpsters and PODs as follows:

Dumpsters and Pods

Dumpsters and / or Pods may only be placed in driveways and may not be on the property more than six weeks without the written permission of the Management company or the Board.

Walt Walker was to post a revised ACC standard on the website and in the newsletter.

Swim & Tennis:

It was discussed that the left rear corner of the old clubhouse appeared to have some siding rot and might possibly also have some resulting structural issues. Walt Walker will

call Kenneth Staton (who is in the business of water and fire remediation) and request that he inspect.

The Board agreed to take down the adult volleyball poles behind tennis courts 3 & 4 as it was thought that the area could be better used as a general play area for children.

Per prior agreement with Courtmakers addressing certain tennis court warranty issues, we are having all four courts resurfaced in August at a cost of \$7,000. Courtmakers is to repair all cracks with the Armor Crack repair system at no charge (ordinarily \$10-15 per running foot). The courts will be resurfaced two at a time so that two remain open for play during this process.

Other:

Joe Fenton was authorized to spend \$100 to get the television in the main clubroom communicating with the cable box.

Erroll Eckford gave a summary presentation from Gibbs landscaping regarding long term improvements. All improvements totaled \$42,000. The Board agreed that it could only do a small fraction of these in any one year. The Board requested that Gibbs present detailed drawings at the August meeting, if possible, before any decisions are made. It was also noted that the Board needs to address certain stormwater drainage issues behind the splash pad before any landscaping can be done in that area.

The Board agreed to create a Lee's Crossing facebook page with certain Board members as administrators.

The Board approved and Erroll Eckford has agreed to be our leasing administrator, effective in September.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary