

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

Directors Participating: John Branham, Joe Fenton, Angela Ford, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order by Phil Karp at 7:30 pm.

The meeting was conducted in the large clubroom with the directors maintaining physical distancing and entering while wearing masks.

Voice of the Neighborhood:

Judi Floyd attended as ACC manager.

Secretary's Report:

The June 11, 2020 minutes, were approved by acclamation.

Treasurer's Report:

Angela Ford reported that 400 homes to date have paid the 2020 assessments (9 are unpaid). Statements for the Year to Date ending July 9, 2020 had income of \$156,597, expenses of \$69,521 and income from operations of \$87,076, compared to budget of \$74,369. Cash balances are \$138,696.

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

ACC Report:

Judi Floyd discussed the monthly inspection report.

Changes to ACC Guidelines re solar panels and definition of common and customary pickup trucks were drafted by Walt Walker, sent previously to the Directors, discussed and approved by a unanimous vote. Walt will have Roy Brim post to the website and will include a notice of the changes in the August newsletter.

The Board discussed the need for clarification of allowed signs in the neighborhood and a clarification regarding what is considered mulch. Walt Walker will send a proposed draft prior to the next meeting.

Swim & Tennis:

With a tremendous amount of last minute work by Angela Ford and Phil Karp, the resident cards were made available for those who had executed waivers and data was organized in the reservation system.

The training session for the guards and monitors was conducted the morning of the 15th just prior to our 12 pm opening and the staff and facility was ready for the opening.

Despite some minor glitches in the Omnify system, residents were able to make reservations with very few problems, and the opening week use of the pool went smoothly. We did have an electrical failure of our main pump (rebuilt this spring), but it was pulled, repaired and reinstalled within a 24 period (at no cost to Lee's Crossing due to the terms of our contract with American Pool).

American Pool installed, at their expense, new salt cells and the chemical levels in the pool have been much more stable.

The residents using the pool appear to have generally been accepting of our safety protocols and seem to enjoy the less frantic pace of the less crowded pool. The satisfaction of the owners is due in no small part to our monitor and guard staff, most notably Anna Fenton and Teresa Fenton.

We have had a small number of residents complain that they do not believe they should be told what to do in the pool area by the guards and monitors.

The Board approved changing the reservation blocks for the pool to 3 blocks with the blocks being 12 to 2, 2:30 to 4:30 and 5 to 8. Previously we utilized 4 blocks with the blocks being 12 to 2, 2:30 to 4:30, 5 to 7 and 7:30 to 8:30. This change was made to better accommodate those residents wanting to use the pool after work and to shorten the time shifts for the guards.

Joe Fenton proposed we open the water feature. Walt Walker explained that because of the problems with silt draining from the hill outside the pool and the fact that the pumps have been dormant for several months, the tank is likely full of dirt and will require extensive cleaning before it can be used. The Board originally decided not to open the water feature this season because of the difficulty in maintaining the social distancing protocols under COVID 19 and the difficulty in maintaining stable water chemistry. Accordingly, we did not have the operation of the feature permitted this year. No action was taken to open the feature.

American Pool was supposed to order a new head restraint system for the backboard. It is on order now.

Other:

The neighborhood garage sale originally set for July 11 has been postponed to August 15 because of conflicts.

There was discussion of keeping future board meetings at 7 versus the 7:30 traditional time. It was determined that the time should not be changed.

The Board agreed to solicit applications for an owner to replace Melissa Drehs on the Board. Phil Karp will draft an announcement for Board approval prior to sending to the neighborhood.

The Board agreed that, for the foreseeable future, the Clubhouse will remain closed for rentals due to the risks to the neighborhood and to users because of the COVID 19 pandemic (inability to insure social distancing, ventilation issues, etc.).

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary