

Minutes of the Meeting of the Board of Directors of the Lee's Crossing Homes Association, Inc., July 8th, 2021

Board Members In attendance

Phil Karp
John Branham
Matt Burnham
Jordan Lawson
Angela Ford
Laura Fenton joined at 9:12 PM EST

Neighbors In Attendance

Judi Floyd (ACC Manager)
Walter Walker (Assistant Secretary)
Bob Funk

Voice of the Neighborhood

Bob Funk attended and expressed appreciation that the pool is now open as it normally was pre COVID-19

Secretary's Report

The June 17th minutes, both regular and executive, were previously emailed to the Directors by Jordan Lawson. Jordan made a motion to approve the minutes of the month of June. All approved based on the suggested edits that were made by the board members as of 7:40 PM EST on 7/8/2021 during the regular session.

Treasurer's Report

Treasurer reviewed the HOA Financials year to date. YTD Neighborhood finances (Revenues & Expenditures) are running according to plan. The board discussed and clarified several items that were listed on the treasurer report during the regular HOA session

A motion was raised to approve the treasurer report and this was unanimously approved by the Board.

Swim & Tennis

There was nothing specifically discussed regarding the tennis court during the regular session.

Pool

- Phil Karp asked if we have a need for having 2 lifeguards on Friday or if we think we need to scale back. This was discussed and Jordan Lawson expressed that based on being at the pool over several weekends, he would suggest to keep the 2 lifeguards over the weekends

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- Walt Walker discussed the fact that AP had to replace the pump and the chlorinator for the pool at the area where the pump feeds the splash pad. This is covered under our current agreement with AP and results in no additional expenses to the LC Board.
- Discussed the measurements of the deck for the purposes of evaluating working on repairing the pool deck and gathering quotes. Per Chad the measurements are approximately 10,000 square feet
- The board discussed a situation where residents had created a stack of lounge chairs by the pool area. Some people borrowed some lounge chairs and afterwards it was observed that the chairs had tears in them, and it was not known what the cause was for the tears in some of the chairs
- The board discussed the need to resolve the issue of residents leaving their belongings at the pool after leaving, and that this has become a problem with a large accumulation of items by the pool area and it looks bad
- The board agreed on the need to remind all neighbors to pick up their belongings that have been at the pool over a long period of time. The Board agreed that all items remaining at the pool should be discarded at the end of the week on Sundays, and that several reminders would be sent to everyone in the neighborhood. The board agreed on and discussed the below schedule of communication methods and timing of communications to resolve this issue;
 - a.) Post a final notice on facebook that people must pick up their belongings by the end of the week on Friday
 - b.) On Sunday send out a reminder
 - c.) Follow up to all neighbors by sending an email with an updated policy on what expectations are in regards to items that are left at the pool for an extended period of time.
- Discussed one final ditch effort to try and get the Coke Machine fixed. Jordan Lawson (Who works for Coca-Cola) discussed several efforts he's made in talking with Coca-Cola United, and 3 other local vending companies about servicing the Coke Machine. The 2 local vending service providers would not agree to service the machine as it is not in their skillset, and also that they would not even consider servicing a unit which was not in their leasing agreements.
- The board unanimously agreed that if we cannot get the Coke Machine fixed by the end of August that plans would be made to have the Coke machine removed from the facilities.

Tennis

- No items were discussed regarding the tennis court

Clubhouse

- The Board discussed the Social Committee that Carly Harden is leading, and the fact that she needs a large amount of volunteers in place in order to make the Social Events happen. We discussed that there have not been enough volunteers to keep up with the

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demands of the social gathering plans that LC Neighbors would like for the year 2021, and that we should make a valiant effort to try and recruit volunteers to help put on these events.

- Phil Karp agreed to make a post on Facebook regarding the need for gathering and recruiting volunteers to help work the social events, and that if we are not able to secure volunteers then the events will not happen.
- John Branham mentioned that he and Carly Harden discussed the possibility of Oktoberfest being the next social event, but then the board talked about the Labor Day party as well. There was a specific need called out for making sure we have volunteers for the Labor Day party and that in Phil's message this should be indicated
- Phil discussed a possibility of utilizing the same people that throw on events at Two-Birds Taphouse for some of the clubhouse events, and that Carly could be a good connection to help us make this happen. No further action was taken or decided.
- The Board discussed the need to install the security cameras at the Clubhouse and that the effort & cost to have them installed needs to be assessed. Jordan Lawson took advantage of the amazon prime deal and purchased a set of cameras ahead of time for \$381.07 which saved about \$120 off the regular price.
- The Board unanimously agreed on the purchase of the security cameras and discussed the next steps in order to get the cameras installed
 - a.) Have an electrician look at the system and the LC Clubhouse area
 - b.) In favor of keeping the system?
 - Yes - All voted yes
 - No
 - c.) Discussed getting quotes from other sources; Discussed getting a quote from Joe Garrett, Kenneth Staten, and possibly Ampt electric or some other place

Playground Area

- Discussed John, Laura, and Jordan were going to pair up and work on the playground. John mentioned he saw some posts on facebook of people offering astro-turf for free
- Made a note for Phil to ask if Shae (a LC resident) could weld some of the pool benches into the concrete as this requires a specialized skill-set. Phil agreed to follow up with Shae on the timing and cost.

Other

- Discussed AT&T fiber project that Phil Karp took the lead on. No one on the board has had any contact with this and no further action has been taken

Adjournment

- At the conclusion of discussion of these topics, the meeting was adjourned.

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Jordan Lawson
Secretary