

**JULY MINUTES OF THE BOARD OF DIRECTORS MEETING OF LEE'S
CROSSING HOMES ASSOCIATION INC. 7-13-23**

Board Members Present:

Laura Fenton
Angela Ford
Matt Burnham
Phil Karp
Leslie Brown

Others Present:

Walt Walker, Asst Secy
Judi Floyd, ACC

Neighbors Present:

Bob Funk
Jane Pratt
Beth Childress
Patty Witcher

Meeting called to order with a quorum present.

President Laura opened the meeting with a review of the RFP process. There are 3 vendors reporting bids (6 companies looked at the property) to Dave Hettrich this week (or soon after) and others if they are going to bid after that. The other element is the new fence to be built to allow for bathroom access from the pavilion and playground and tennis/pickleball courts without going through the front door. With sayor, there is a need to not let any children who go to the bathroom go out the front door into the parking lot or to allow for anyone to access the pool through the front door. With these elements, we can get a quote from our insurance company or another insurance provider if they refuse to insure us. Our current insurance provider has indicated a willingness to insure provided we can give them the specifics of how secure the amenities are.

Dave H has reported that the RFP carries some very specific technical details concerning the cameras that we want (wireless access points and dedicated wifi signal to it for example). Also the magnetic door lock needs to be secure for the double gate we have and another location pending the fencing around the clubhouse. All these details are being worked on and it is taking time to iron them out to our satisfaction.

The issue of dog waste stations came up for discussion. Patty Witcher spoke in opposition to them saying they have a bad odor. We have one and have not placed it yet but are looking into what is best to keep people from dropping their dog poop bags wherever.

Secretary Report:

June minutes had been circulated and Matt made a motion to approve and Laura seconded and they were approved.

Treasurer Report:

Angela provided the financial reports through July 13. 6 homes still unpaid on yearly assessment. She made a motion to approve and Phil seconded and it was approved.

Swim & Tennis:

The swim team was undefeated. A couple of our swimmers are going to the State Championships.

Tennis and Pickleball are going strong in the neighborhood with many youths playing pickleball at 8pm and after at night (high schoolers and college age).

Pool hours have been lengthened and we have had many people pleased with the new hours. Courtyard Pools management has provided the guards necessary to make this happen and are doing a very good job this year.

Social & Clubhouse:

Phil reported that Carly Harden has not had interest from residents in being part of the Social Committee. It was discussed that in the past with the social schedule, volunteers were available for a certain event. For example, one group of volunteers would handle the pool opening, one would handle Cinco de Mayo, another July 4th, another pool closing and so forth. That is non-existent. Bob Funk brought up that no one knows that there are opportunities to volunteer because there is no communication. Phil said he would talk with Carly about how to communicate better about social events and needs. The idea of using SignUP Genius came up for help with social events.

There are volunteers for the Labor Day party and OctoberFest.

Leslie Brown reported about the Welcome Committee. She had met with Pam Platt who shared ideas about a survey that could be sent out to ask what residents would like to participate in as activities. Activities such as a yoga class could be held for Lees Crossing residents only in the same way we might have a Bunco or poker night or other activities.

Other:

Phil reported about a new rental in the neighborhood and their application and paperwork was done properly. He is staying on top of rentals now.

Trees-Robert was to talk to an arborist evaluating whether dead or not and whether to take it down or just trim limbs. Has not been reported yet but some trees are definitely dead and need to be removed.

Matt asked if anyone thought the playground could use rubber mulch as a surface over the existing wood mulch. Tabled but may revisit in the fall.

With no further discussion, the meeting was adjourned to Executive Session.

Submitted,
Matt Burnham Secretary