

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
June 20, 2018

Directors Present: Melissa Drehs, Joe Fenton, 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: Judi Floyd, our ACC manager was present.

Secretary's Report:

The May 10, 2018 minutes were approved.

Treasurer's Report:

Angela Ford presented the financial statements for the year to date through June 18. All but four homes have paid the 2018 assessment. Income from operations to date is \$94,390 versus the budget to date of \$81,569. Cash on hand is \$146,300.

The Board voted unanimously that the four owners who have not paid their assessments are not eligible to use the recreational facilities, until they have paid. Such owners will not be issued the new 2018 passes in the meantime.

The June financial statements were approved by acclamation.

ACC Report: Judy Floyd has been transitioning with David Waldrep. The Board had not received a report from Judi prior to the meeting, but she made a detailed presentation of her activities to date.

Swim & Tennis:

New fans have been installed in the pool pavilion and repairs were made to certain outlets.

David Burke did his annual BBQ on Memorial Day weekend. Mark Kline was DJ for the party. The party was well attended and all present seemed to greatly enjoy the festivities and the excellent BBQ.

The new toilets appear to be functioning without clogging even during the heavy use occasioned by our opening party and during swim meets.

It was noted that we have had complaints about Band-Aids in the pool and it was suggested that the pool should be vacuumed daily. Walt Walker stated that the pool is being vacuumed three times per week and that swim team practices often keep guards

from vacuuming in the morning. It was noted that the team season will end in the next ten days and Walt will communicate with American Pool our concerns going forward.

For whatever reason, storm water runoff from surrounding properties during heavy rains is now flooding the deck around the splash pad requiring temporary closure of the splash pad while the tank is pumped down, refilled and rebalanced. The Board noted that it will have to examine measures to divert or retain the water.

Inappropriate behavior at the pool by certain youths has been reported to the Board and will be discussed in executive session.

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.

Melissa Drehs presented a proposal by Haralson Termite and Pest Control to consolidate our various pest control services with one vendor. Termite service will be \$115 per year and a full retreatment (thought to be well overdue) will be done for a one time charge of \$685. Mosquito control will be \$65 per month (6 months per year) and all other pest control will be \$45 per month. After discussion, this was approved unanimously.

Other:

Walt Walker is to discuss with Jay Lazega our potential response to the deceptive real estate newsletter being circulated in our neighborhood by a husband and wife real estate agent team who are renters in the neighborhood. The unauthorized newsletter has been assumed by several residents to be an official publication of the neighborhood (it is not).

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

The Board agreed to appoint Chad Ellis to the director position left vacant by the retirement of Erroll Eckford.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary