

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
June 13, 2019

Directors Present: David Burke, Melissa Drehs, Joe Fenton, Angela Ford, and Walt Walker. A quorum being present, the regular meeting was called to order at 7:40 pm.

Voice of the Neighborhood:

Mary Margaret Manning was present. She is the owner of 1045 Chestnut Hill Circle and 1053 Chestnut Hill Circle (the latter being a vacant lot and believed to include an undetermined number of slave graves). Mary advised the Board that she would be taking down two dead trees on 1053.

Secretary's Report:

The May 9, 2019 minutes were approved by acclamation.

Treasurer's Report:

Angela Ford reported that all but 8 homes to date had paid the 2019 assessments.

Angela Ford presented the financial statements for the year to date through June 13, 2019. Cash on hand totals \$ 148,497. Income from operations to date in 2019 is \$81,212 versus budget of \$80,973.

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

Members of the Board wanted an update of collection of the judgment we received this year. Walt Walker emailed the attorney and collections are in progress.

ACC Report:

Judi Floyd discussed the most recent ACC report.

It was discussed that we have apparently at least 1 resident with chickens. That is against the ACC standards and Judi is sending a letter.

The Board voted to modify the ACC standards to provide that foundation plants must be pruned such that the tops of front porch railings must be visible when viewed from the street. Walt Walker was to make this change and have posted to the website.

Swim & Tennis:

The new pool capacity sign has been furnished by American Pool.

The pool was a little cloudy the first two weekends despite meeting all chemical standards. Per Mike Harris with AP, the heat and high bather loads resulted in the same at most pools.

The opening party and the Dive-in-Movie were well attended and very successful. Casey Burke orchestrated the opening party and Dave Burke cooked the barbeque. Josh and Eileen Johnson ran the Dive-in-Movie.

Discussions were had about raising wages for lifeguards in hopes to get more mature and responsible guard behavior. Walt Walker has requested American Pool to provide revised pricing to allow such increases for the Board to consider.

Angela Ford has prepared new pool tags for the 2019 swim season and has coordinated passing out to the members.

Walt Walker composed an email to the neighborhood from the Board regarding certain changes to swim & tennis rules, while emphasizing that children requiring supervision must be actively watched. The email is to stipulate that a violation of the rules is a safety issue and offending patrons can be asking to leave without further notice.

Melissa Drehs reported that one pool light was shorted out and that her husband, Joe Roper, disconnected the light from the junction box, pending repairs, so that the first swim meet was not interrupted. American Pool subsequently replaced that fixture.

Other:

Melissa Drehs advised that the surveyor corrected the erroneous elevation beside the splash pad. The Board requested that the survey company provide a printed copy reflecting the correction.

Joe Fenton coordinated the graduation banners and did a great job.

Chad Ellis was selected to be the new clubhouse manager. The selection was made without Chad's participation as a board member and the board determined that the position of clubhouse manager did not create a conflict of interest with Chad's duties as a director. It was noted that Chad must abstain from any future votes regarding his performance as clubhouse manager.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary