

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
June 11, 2020

Directors Participating: John Branham, Chad Ellis, 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.

The Directors noted that Director Melissa Drehs has her house under a contract for sale and tendered her resignation, effective June 4. The Directors agreed not to appoint a replacement for Melissa immediately, because the Board is in the middle of dealing with a variety of complex issues regarding our facilities brought about by the pandemic.

Voice of the Neighborhood:

Judi Floyd also attended as ACC manager.

Secretary's Report:

The May 19, 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 June 11, 2020 had income of \$156,574, expenses of \$57,808 and income from operations of \$98,765, compared to budget of \$85,335. Cash balances are \$150,385.

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

ACC Report:

Judi Floyd discussed the monthly inspection report.

Swim & Tennis:

The Board, since the last meeting, provided a notice to the homeowners indicating the pool would be opened on June 15 and listed a variety of restrictions under which the pool would be opened. The notice has also been posted on the Facebook page and the website.

Phil Karp reported that the Association has acquired the Omnify software system for residents to make reservations for the pool. The reservations are limited to those members in good standing (no outstanding assessments) and who have executed a release of

liability in favor of the Association. Angela Ford reported that approximately release agreements have been received to date (more are expected in the next few days with the June 15 opening).

Chad Ellis reported that he has installed 3 sanitization stations in the pool area (various Directors have purchased sanitization supplies that have been difficult to obtain). Chad has purchased a backpack sprayer and two one gallon sprayers for him and the guards to use in sanitizing the various tables, gates, fixtures, etc. It was noted that the only fixtures to be actually wiped down (as opposed to being misted) are the pool ladders and handrails and the coke machine front panel.

Walt Walker reported that he purchased from 360 Signs, a large Covid 19 warning sign, a monitor sign and several physical distancing signs. These signs were drafted by Walt and our counsel and were installed by Walt this week.

American Pool has procured monitors and lifeguards for our pool and will have a staff meeting on our premises prior to opening. Discussions were had regarding the lateness and lack of a definitive date for said meeting.

The Board agreed that the outside pavilion would be open, but that the grill in the same would not be used. Walt Walker noted he had already removed the propane tank on that grill to prevent its use. The Board did agree to allow the use of the picnic tables in the inside pavilion and that they will be sanitized several times daily.

The Board agreed to allow guests for tennis, but noted the restrooms are currently available only for those with pool reservations. The Board approved opening the two remaining courts that have been closed, as soon as Walt Walker can get the net winches working. The Board agreed that the courts will be open for the fall season for team play (ALTA, USTA, etc.)

The Board agreed that the playground should remain closed because of the inability to social distance by users and because of the dirt and grass that are tracked in to the pool area by users of the playground.

Walt Walker reported that he repaired the telephone line and that the pool was inspected by the Health Department and passed.

Other:

The neighborhood garage sale was set for July 11.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary