

Minutes of the Meeting of the Board of Directors of the Lee's Crossing Homes Association, Inc., June 17, 2021

Board Members In attendance

Phil Karp
John Branham
Chad Ellis
Matt Burnham
Jordan Lawson
Angela Ford
Laura Fenton

Neighbors In Attendance

Judi Floyd (ACC Manager)
Walter Walker (Assistant Secretary)
Wayne Boyer
Roselyn Boyer
Bill Wilson

Voice of the Neighborhood

Wayne and Roselyn Boyer both attended and expressed wanting to be more involved in the neighborhood and various neighborhood activities.

Secretary's Report

The May 13 minutes, both regular and executive, were previously emailed to the Directors by Walt Walker. These were approved by the Board by acclamation.

Treasurer's Report

Reviewed the finances year to date. YTD **Neighborhood finances (Revenues & Expenditures)** **are** running according to plan, but there are numerous items that need to be reviewed and addressed in the current fiscal year including the following;

- Pool deck
- Possibly some of the Pool Tables as it was discussed that some of the bottom legs of the pool tables have been rusting over time due to sitting in the same place where water puddles form after the rain. It was discussed about possibly rotating them as an interim solution to ensure each table gets its own maximum amount of use.
- Purchase and Installation of a video surveillance system for the clubhouse

Motion to approve the treasurer report was unanimously approved by the Board.

ACC Report

Judi Floyd was to discuss certain problem lots in executive session.

Changes to the ACC standards regarding project durations were approved and are to be published on the website as of July 1st along with notice of the change in the July Newsletter.

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Swim & Tennis

The board talked about rotating **the placement of** some of the tables in the tennis and pool area pavilions every once in a while so that the same tables aren't always getting wet from water washing into one side of the pavilion.

Laura Fenton offered a motion to purchase two new steel picnic tables that are covered in rust at a cost of \$750 each + Tax/Shipping. The board unanimously agreed to and approved this purchase. John Branham also agreed to order the tables and arrange logistics to have them unloaded at the pool at a later date/time.

Chad mentioned wanting to replace some of the lights in and around the clubhouse and front entrance, and barring difficulties replacing them agreed to complete this as soon as possible.

Matt Burnham offered a motion to replace the fans in the tennis pavilion and the board unanimously agreed to this. Matt agreed to take next steps to order and have them installed.

Pool

- There are 5 total lane ropes installed and there is a spare rope in the attic. One of the ropes is damaged and we are expecting an additional spare from another subdivision.
- Phil talked about reaching out to a local person in the neighborhood who is a welder- Possibly Shae/Shay (???)
- The swim team blocks, which were purchased in 2019 tend to come loose when pulled by swimmers doing the backstroke. A Swim team parent suggested additional bolts to secure the blocks, and indicated he would install for \$400
 - This proposal was unanimously approved by the board **prior** to the meeting
- Board agreed to thank Sarah Martin for her contributions in facilitating the purchase of a new swim rope.
- Discussed addressing the pool deck, i.e., surface cracking in the concrete pool The Board agreed to do some research on the cost to repair this. Chad Ellis agreed to measure the deck to confirm the square footage.
- The Board approved requesting three life-guards for the 4th of July party.
- The Board approved by text and emails prior to the HOA meeting changing the open hours of the pool to the following; Monday to Thursday 11 AM to 8 PM EST, Friday-Saturday 11 AM - 9 PM EST, and Sunday 12 PM to 8 PM EST.
 - Walt Walker (Non-board member but assistant secretary), agreed to communicate with AP but thought it wouldn't be an issue for them to accommodate our request.
- Discussed possibly changing the pool hours for the 4th of July but no action was taken.
- Phil/Laura agreed to communicate on the facebook page the various start times for the pool opening, the party and the parade events on the 4th of July
- The 175 person pool capacity that was discussed and approved in May may be exceeded on an exception basis during the swim team & 4th of July Parties.

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- The board acknowledged that enforcing this would be difficult during certain events

Question about what happens if teenagers behave badly

Lessons during safety break in the pool?

175 guest limit

- Discussed the letter that was sent out about the lifeguard saving 2 children's lives - One child choked on water as per the report of one of the neighbors who witnessed the incident.
- Discussed that one of the lifeguards was sleeping on the job and that action was needed to report this to AP. Walt agreed to report this feedback to AP on behalf of the board.
- Phil stated that we need to do what we can to make the neighbors aware of the fact that the lifeguards are not babysitters. Agreed to emphasize this in the newsletter, facebook, and president's letter.
- Discussed the need to send out a reminder to parents of the above on a regular basis
- Discussed timing of taking down the graduation banners and decided we can take them down as soon as a board member is available to remove them. John agreed to take them down as soon as he could.

Tennis

- Tennis Nets - Matt Burnham mentioned that he noticed some of the wear & tear on some of the existing nets. He mentioned that we are not desperate to replace them yet, but discussed the cracking on the nets due to sun exposure and heavy use by teams and players.
 - Discussed that it would be logical to replace all 4 at the same time - 3 and 4 are in bad shape. There could be some long term savings/economic sense made by doing this approach.
 - Nets have currently been on there for 4 years - Usually they last about 5 years. Cost is about \$150-\$160 plus \$100 to install - approx. \$600 bucks. Mentioned and the board agreed that we weren't ready to spend on this yet
- It was discussed that the tennis courts were not locked on Tuesday, of which Matt Burnham clarified that this was intentional. It was agreed that this is not really an issue because neighbors have been watching the courts and keeping kids off them that were not playing tennis.
- Matt discussed an attempt he made to organize tennis lessons in the neighborhood - Had some college students at Laurel Park that are doing lessons there, was kind of late to the game for doing this in the neighborhood this year- There are people in the neighborhood that take lessons already independently
- John Branham brought up the idea of expanding/improving the playground area due to the fact that there are multiple families now living in the neighborhood with young children, and this could be a very good benefit for the neighborhood long-term.

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- Chad Ellis discussed that he would not suggest using gravel especially where kids play; Discussed that it would be ideal to use some astro-turf as a solution instead
- Phil Karp mentioned that he could possibly get astro-turf free of cost but would need to look into this.
- John & Laura agreed to team up looking into the playground area
- The board discussed creating some sort of "task force" for looking at the playground - Could look into if there is a way for the

Other

- 2021 Social Schedule
 - Nothing confirmed right now.
 - Board agreed to pursue doing Oktoberfest this year as has been usually done in the past. Also discussed doing the tap truck for Oktoberfest.
 - End of Year Party
 - Phil Karp mentioned there's a guy named Josh who handles Trivia at Two-Birds - at the beginning of COVID they were doing trivia. This could be a possibility if we decide not to do this
 - 4th of July - Grilling Hamburgers and Hot-Dogs - Will have a parade in the neighborhood. Discussed need to get the regulator fixed on the flat top.
 - Discussed if Matt could get a regulator for a grill.
 - Talked about doing a tailgate party
 - Trivia Night was discussed but no final decision on when to do this was decided. It was mentioned possibly having this event in September or August
- Clubhouse Rental
 - Talked about opening the clubhouse for various activities including rentals. Discussed items that would be prohibiting us from opening the clubhouse at this point of time, some of which include HVAC air quality.
 - It was noted that Kenneth Staton has been servicing the HVAC unit for the clubhouse. Questions arose over the quality of air in the clubhouse if and when we open it for social activities or rentals. Phil Karp agreed to take point on evaluating the air quality of the clubhouse.
 - Talked about adjusting our AC, adjusting the limit, possibly getting a waiver? Look at the rental agreement that we currently have and add some verbiage to cover COVID-19 waiver guidelines.
 - Getting a quote for UV-Ionization to clear the air
 - Take into consideration the releases we currently have and look at amending these to add some bullets about COVID 19
 - Chad will send the rental agreement to Walt and Walt agreed to look at modifying the rental agreement and sending to the board for their approval

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- Look into what the current capacity is and try and get it done
- Talked about using a Ring type of system for the clubhouse, but it was discussed that one concern of this is that it uses audio, and the primary requirement for surveillance is for video only. Using an audio system could create possible issues related to privacy laws, and the board agreed to pursue a video only option
- Jordan Lawson agreed to take point into looking at and purchasing some surveillance system options- Angela Ford mentioned her husband could assist in this process.
 - **The board agreed that this is an important item to address and quickly**
- Stop Signs and Street Post Maintenance
 - Trying to find a professional company to find it and resolve it. This is currently an issue and needs to be addressed
 - John is going to get a quote for the stop sign and street post maintenance
- John B brought that there is feedback from neighbors about topics to be discussed at the board meetings in advance
 - Discussed if there was any issue with this?
 - We talked about having a generic agenda
- John Branham shared thoughts about possibly expanding the playground to the greenspace.

Adjournment

There being no further items, the meeting was adjourned to executive session.

Jordan Lawson, Secretary