

## JUNE 2022 LEES CROSSING HOMES ASSOCIATION BOARD MEETING

### Board Members Present:

Laura Fenton  
Angela Ford  
Matt Burnham  
Chad Ellis

### Not Present:

Phil Karp  
John Branham  
Jordan Lawson

### Also Present:

Judi Floyd, ACC  
Walt Walker, Asst. Sec.

At 7:45pm the meeting was called to order without a quorum present.

### Neighbors Present:

David Ludlow  
Jane and John Pratt  
Pam Akin  
George and Beth Childress  
Carol Pocius  
Pat Quigley  
Justin Gilland  
Ray and Bonnie Brim

### Voice of the Neighbor:

Kiwanis did not supply flags this year because of changing their route. One neighbor volunteered to purchase four (4) flags to put at the front entrance on Flag Day and other holidays.

Another neighbor asked about Board responsibilities so they all know who has accountability for what? Laura explained that she is Pres. and has pool responsibility, John works with the social committee, Matt is responsible for tennis/pickleball, Phil is past president and adviser to Laura, Jordan is past secretary, and Chad is responsible for all things clubhouse and pavilion and with Gibbs Landscaping. Angela is Treasurer.

Many questions were placed and discussion was had surrounding the American Pools company and lifeguards and their schedules and the appearance and care of the pool area.

It was explained to the group that American Pools(AP) had their scheduler leave as our pool season began. Their new scheduler has made some errors in getting used to different pools and their needs. Walt Walker has been in communication with them every day to make sure they know our needs. Things are getting better. Consultation with other surrounding neighborhoods discovered that they too have had lifeguard issues.

Neighbors suggested that it is good to know these things now, but it would be helpful to know these details when the events are occurring so residents are aware. Laura stated that she would get communications out.

Further pool discussion centered on parents not looking out for their children while at the pool. One issue of hygiene was especially highlighted concerning smaller children who can't seem to toilet on their own and may track feces into the pool or pool area and cause it to be closed. Laura will include this in her communications.

Also, some non-residents are using the pool and have stated to others they "know someone in the neighborhood who told them they can use the pool whenever..." All on the Board agreed we all need to protect our investment and warn others who are not residents they are not allowed without being with a resident.

Swim team stats were discussed. The team is an asset to the neighborhood as outsiders come to the meets and it is an advertisement for Lees Crossing. The team from Hardage Farm folded and many of their swimmers are now on our team. Non residents pay much more than residents to support the team. The team receives \$3000 from the budget. The rest of its money comes from registration fees and concessions. Out of this money, team coaches are paid at the discretion of the director of the team, Sarah Martin. Last year's bonuses paid to coaches were higher than the norm because there was a surplus. Laura Fenton explained this item will be more closely watched this year than last.

Lost and found items will be disposed of weekly if not claimed. Justin Gilland volunteered to dispose of unclaimed items. Laura Fenton to provide bins for collected items.

Residents brought comments asking about upgrading certain things in the neighborhood. Suggested items were the front entrance, a key card entry system, new pool furniture or new mailboxes. President Laura told the group that ideas would be entertained if people came up with figures of costs to support the idea. Then the idea would be discussed and could subsequently be presented to the neighborhood along with a likely special assessment that would need to be voted on.

Residents also suggested that a new shed be constructed by the current trash shed at the bottom of the clubhouse parking lot. This would be a **locked** shed to specifically store pool items like the swim blocks, lane ropes, and other items. Could also be used to store

tennis/pickleball court maintenance items. This will be looked into with figures and costs and discussed at future meeting(s).

Regarding a neighborhood directory, residents are hesitant in this age to have their information disclosed in any format. Would require permissions. No children's information will be provided. This is to be worked out in a process to determine if it can be provided to residents.

Why are the cameras not working to catch vandals? Phil Karp is still working on it.

At 9:10pm, Chad Ellis arrived and a quorum was declared for the meeting.

A motion was made by Matt Burnham to approve \$100 for the purchase of 4 American flags by Pam Akin to place the flags at the front entrance at the time of significant flag flying holidays-Flag Day, July 4, for example. Second was given by Angela Ford. Voted on and approved. Pam Akin will store and maintain the flags at her house.

#### ACC Report

Judi Floyd has reported that there is concern about the lot on Chestnut Hill Circle that had old slave graves on it. Chad will contact Gibbs landscaping about what it will take to maintain that lot.

#### Secretary Report

Report of minutes from April and May have now been fully submitted with updates and corrections. Motion made by Angela Ford to approve and second by Laura Fenton. Voted and approved.

#### Treasurer Report

Angela submitted the Treasurer report. Noted is that 6 homes have unpaid 2022 assessments. As of the first week of June, the loan balance is \$42000 and the plan is to have this paid off within the next four years. A motion was made by Laura Fenton to approve the report and seconded by Chad Ellis. Voted and approved.

#### Swim and Tennis

Swim meet to be held June 9 is the first meet. The AP lifeguard will stay until 11pm that night. Laura and Walt have been talking to AP every day since the pool opened about covering our pool.

There are 3 mixed doubles tennis teams playing on our courts on Saturdays and 2 ladies Thursday night teams that play. Like swim team, tennis teams give the LC plenty of exposure to

outsiders. Matt is planning more pickleball clinics to promote pickleball. Goal is to have a SignUp Genius operating to get people playing.

### Social and Clubhouse

Camera Installation-discussed above

Upcoming Social functions:

4th of July is up in the air tbd

Pool closing

Octoberfest

Tailgate

Laura will design a form for the social committee to use to make sure all bases are covered regarding roles, responsibilities, budget and manpower so there are no misunderstandings.

Clubhouse rentals/usage-Chad stated they are going strong and this is a great thing for the neighborhood. Matt has looked into purchasing a new TV for the clubhouse after securing a new deal for internet and landline phone. AT&T is quoting a better deal than we currently have.

### Other

Mailbox post construction-Laura stated that she has a contact possibility outside the neighborhood to explore the cost to make them. Walt stated that the wood and materials to make one are in the \$50 range.

Errol Eckford is stepping down as leasing manager. Replacement is being sought.

With no further business to discuss, the meeting was adjourned.

Submitted

Matt Burnham, Secretary

