

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
March 14, 2019

Directors Present: Melissa Drehs, Chad Ellis, Joe Fenton, Angela Ford, Walt Walker and Jason Waters

A quorum being present, the regular meeting was called to order at 7:40 pm.

Voice of the Neighborhood: None

Secretary's Report:

The February 14, 2019 minutes were approved by acclamation.

Angela Ford reported that in excess of 250 ballots for the elections of directors and the treasurer were received. This exceeded the requirements of a quorum and directors Walt Walker, Joe Fenton and Melissa Drehs were re-elected as was Angela Ford as treasurer. The Directors then elected Walt Walker as Secretary for the upcoming year and Melissa Drehs as President.

Treasurer's Report:

Angela Ford reported that 393 homes to date had paid the 2019 assessments. The unpaid assessments were past due on February 22.

Angela Ford presented the financial statements for the year to date through March 14, 2019. Cash on hand totals \$188,577. Income from operations to date in 2019 is \$120,814 versus budget of \$ 122,848.

The line item for landscaping was over the year to date budget by approximately \$5,000. This was due to the final payment being made for the clubhouse entrance improvement and a seasonal application of pine straw.

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

ACC Report:

The Directors agreed to accommodate two owners' request for an appeal hearing regarding ACC violations on other than a Thursday as one of the owner's teaches a class on Thursday nights and is unavailable of such evenings.

Judi Floyd discussed the most recent ACC report.

It was reported that the recent complaints regarding loose dogs have somewhat abated.

Swim & Tennis:

The health department required changes to the pool rules signs submitted for approval to accommodate new rules. Walt Walker noted the health department now requires that all children must be accompanied by an adult, if no guard is present, and that adults may not swim alone. This will impact neighborhoods that allow swim at your own risk. Walt will get the signs produced.

Walt reported that he has told American Pool that we want the pool open at 4 pm on the last day of school (May 24) and that the pool should be open until 10 pm on Friday nights.

Joe Fenton reported that the swim team lane reel frame was damaged during the offseason by unknown persons. Joe will inspect and will report at the next meeting.

Other:

Melissa Drehs reported that the inclusion of several elevation points in the survey would result in a substantial increase in the cost of a survey (necessary to establish boundaries and to enable drainage diversion regarding water flow from uphill properties). Our best estimate is \$3,800 and this was approved by acclamation.

Chad Ellis reported that the sprinkler system equipment in the pump room had suffered substantial corrosion and the riser and certain valves, gages and sensors needed to be replaced (the riser would be changed to PVC from the current black pipe). An exterior alarm will also be included as per current code requirements. The proposal of \$1,800 from the State Sprinkler Company was approved.

Walt reported that Griff Chalfant is requesting no outlet signs for Briarmeade and Idlewyld.

Walt reported that the neighborhood was surveyed regarding possible changes to garbage pickups. The neighborhood responded strongly (132 emails) that either there should be no change (26%), carts with house side pickup for seniors (52%) or house side pickup as an extra cost option (10%). Only 12% of the respondents favored changing to carts and doing away with house side pickup.

Melissa Drehs presented an estimate for siding and trim repairs to the clubhouse and repainting the exterior. Walt Walker volunteered to get an additional estimate.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary