

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
March 12, 2020

Directors Present: John Branham, Melissa Drehs, Chad Ellis, Angela Ford, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order at 7:40 pm.

Voice of the Neighborhood:

Judi Floyd was present as ACC manager.

Secretary's Report:

The February 13, 2020 minutes, both regular and those in executive session, were approved by acclamation.

Melissa Drehs reported that she had reviewed the ballots cast by the homeowners and determined that a quorum was obtained. John Branham, Chad Ellis and Phil Karp were re-elected as directors and Angela Ford was re-elected as treasurer.

Walt Walker nominated Phil Karp as President for the coming year and Walt Walker was nominated as Secretary. Both were elected by the Board by acclamation.

The Board noted appreciation for the service of Melissa Drehs as President for the past three years.

Treasurer's Report:

Angela Ford reported that 382 homes to date have paid the 2020 assessments, (which includes all of the Directors and Officers of the Association). Statements for the Year to Date ending March 13, 2020 had income of \$148,409, expenses of \$17,200 and income from operations of \$131,210, compared to budget of \$116,746. Cash balances are \$185,270.

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

ACC Report:

Judi Floyd presented a report on the February citations to owners.

The Board determined that a change in the ACC standards should be made to allow, after approval by the ACC manager, a 2nd driveway when the house has an additional garage on another side of the house. Such driveway must be constructed of the same materials as the first driveway. Only one car may be parked overnight in the second driveway. Walt Walker is to modify the ACC standards accordingly.

Swim & Tennis:

Chad reported that the floors in the baths and hall were steam cleaned, but the results were not satisfactory and the vendor re-cleaned them at no charge.

Walt Walker suggested that we consider the cancellation of the swim team this season because of the corona virus. He noted that he has discussed this with American Pool. He noted that properly chlorinated water in the pool is not thought to pose a risk, but other surfaces such as lounges, hand rails, bathroom floors, etc. may harbor the virus for an undetermined time. The close proximity of kids in bathing suits, walking barefooted and not taking safety precautions may be too risky. A large number of adults at swim meets also creates an issue. The Board decided not to make a decision at this time regarding the swim team, but, after consultation with the swim team manager, decided to defer the swim team registration originally scheduled to begin April 1. The Board noted that the opening of the pool at Memorial Day might possibly be delayed and events drawing a large number of participants might have to be cancelled or rescheduled.

The Board determined that it should review, prior to the next meeting, access to the tennis courts, playground and pavilion in consideration of health concerns.

Other:

The removal of the bushes to the right front of the clubhouse looked great. Chad has obtained an estimate of \$180 to have the bushes on the left removed as well. That was approved. Chad also reported that Gibbs would be applying pine straw shortly.

Gift cards for Meredith Warren and Courtney Branham were approved in appreciation of their work for the clubhouse bathroom renovations.

The Board set the annual garage sale on April 25, from 8 am to 1 pm.

The Board cancelled the 80's party scheduled for March 28 because of health concerns.

The Board noted that the large rocks in the median at the front entrance had been hit again, but made no determination at this time as to further remedies.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary