

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
May 19, 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 7:40 pm.

The meeting was conducted in person on the pool deck with each director maintaining a physical distance of more than six feet from any other director.

The meeting was conducted solely for the purpose of determining plans to open the pool.

The decisions made were as follows:

1. The pool will be opened on Monday, June 15.
2. The decisions are to: (a) protect the health and safety of those persons using the pool; (b) protect our facility; and (c) shield, as much as is reasonably practical, the Association from potential liability.
3. The pool will be open only with guards. In addition, to control access and to facilitate compliance with CDC and DPH mandates and guidelines, we will utilize a monitor to be provided by American Pool.
4. Users will be required to make pool reservations online in two-hour blocks. Phil Karp will coordinate the acquisition of software to manage this process.
5. At the end of each two-hour block, all users must exit the facility for thirty minutes while the staff checks the pool chemistry, disinfects all shared and frequently touched surfaces (including the tables, handrails, ladders, the gate, and the restrooms), and attends to personal needs.
6. The capacity in the facility will be limited, and once the maximum capacity has been reached, no further reservations will be allowed during that corresponding time block. The initial capacity will be a maximum of 75 persons through the gate with adjustments made as needed to ensure physical distancing.
7. Reservations will be restricted to those who have a pool pass and who have executed a written express release on file with the Association.
8. No chairs or lounges will be provided by the Association. Users may bring their own small coolers, chairs, or loungers. Users may not share those items with anyone, except with members of their same household. All such items must be removed from the facility (including the entire grounds) at the conclusion of each two-hour time block.
9. No toys, balls, noodles, rafts, or any other items of similar nature may be brought into the pool facility. Life jackets or other flotation devices for the purpose of safety are permitted.
10. Because of the difficulty in maintaining social distancing in the mushroom water feature, it will not be open until further notice.
11. Any items left at the pool at the end of the day will be discarded.

12. At this time, users may not bring any guests to the pool venue.
13. No sharing of food is allowed, except among members of the same household.
14. Cooking is not allowed and, accordingly, the grills will not be available.
15. Except for members of the same household, users must place their chairs and other personal items at least six feet from those of other users.
16. Users must maintain a distance of six feet from all other users who are not members of the same household.
17. Parents and legal guardians are responsible for educating their children regarding social distancing and are responsible for ensuring that their children comply with the social distancing requirements.
18. The restrooms are for single users only, except for members of the same household (such as a parent and child). If a restroom is occupied, persons must wait outside the building, rather than in the restroom or restroom hall.
19. The Association will provide multiple hand sanitizing stations (Chad Ellis to arrange). Users must wash their hands thoroughly when using the restrooms and use the hand sanitizing stations as appropriate.
20. The Association to provide sanitizing liquid for the shared surfaces (Joe Fenton to get at Sam's Club).
21. Anyone who, within the last 14 days, has been diagnosed with COVID-19, has any flu-like symptoms, or has been in contact with someone who has or is suspected of having COVID-19 may not access the facilities.
22. The bathroom doors will remain open to promote no-touch ingress and egress.
23. Screens will be purchased for the bathroom windows and the windows raised to promote ventilation.
24. All trash cans shall remain uncovered to promote no-touch disposal of refuse.
25. No clubhouse rental or pool rental after normal operating hours will be allowed until further notice.
26. No birthday parties, etc. will be allowed except among members of the same household.
27. Children under the age of ten may not attend the facility without being accompanied by a responsible resident of at least 16 years of age.
28. Appropriate warning signs will be developed and installed on site (Walt Walker to handle in consultation with our attorneys).
29. A communication of these policies will be sent to the owners prior to opening.
30. Because these policies all pertain to the health and safety of our owners and residents, violators may be directed to leave the facility and his/her right to access the facility may be suspended for a period to be determined by the Board without prior notice. In addition, the Board may assess fines to those refusing to comply.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary