

MAY 2023 MEETING OF THE BOARD OF DIRECTORS OF THE LEE'S CROSSING HOMES ASSOCIATION INC. 5-17-23

Board Members Present:

Laura Fenton
Phil Karp
Matt Burnham
Angela Ford
Leslie Brown
Robert Meadors
Dave Hettrich

Others Present;

Judi Floyd, ACC
Walt Walker, Asst Secy

Neighbors Attending:

Dave Carlson
Kathy Smith
Alex Davis
Jane & John Pratt
Bob & Mary Funk
Beth Childress
Carol Pocius
Pat Quigley
Jordan Edwards
Matt Yarborough
Lindsey & Matt Coleman
Amy Reynolds
Kyle Reid

The meeting was called to order and began with Voice of the Neighbor

One resident wanted to discuss issues relating to having yard waste out earlier than the night before it is to be picked up (Tuesday for Wednesday). Like having garbage cans out in plain sight days after pickup, a resident can be cited for having waste out too early. Marietta City ordinance states that you can put out limbs and tree debris a day or two before pickup but you cannot put out bagged waste until the Tuesday night before Wednesday pickup. Yard waste is NEVER to be placed in the street.

Another resident spoke of the sign for Lee's Crossing at the back entrance stating that it is rotting and needs to be replaced or repaired. This will be done. Another resident brought up

police activity in the neighborhood citing a possible incident on Lee's Trace that occurred a couple of months ago. The Board members all agreed that all neighbors should be ready if they see something to say something and call the police if they suspect untoward action. President Laura stated that she would contact our police liaison to see about any recent reported crimes in the area.

Swim & Tennis:

Most residents at the meeting were there in support of "Swim at your own risk(**saylor**)."

More than one resident remarked how almost every neighborhood in our vicinity and of comparable size has some form of "saylor" either with or without complement of lifeguards. Kathy Smith had done some research and handed out results to Board members with details of what other neighborhoods are doing with "saylor" and access systems such as key fobs or key cards. This was much appreciated and Laura commented as did others that we have most but not all of that information and will include it in the decision making.

Other discussion centered on liability and our insurance. Residents chimed in about how other neighborhoods with 'saylor' do not have liability (unless grossly negligent) because they have well publicized the rules of use and have proper signage and entry safeguards and the like. Waivers were brought up and one resident said all LC folks using the pool have signed a waiver which he deemed essentially not enforceable in any way with or without lifeguards. Members of the board assured those in attendance that much work has been done preparing a RFP-request for proposal-for enhanced security-both access points and camera systems-and that when that is submitted there will be quotes requested and submitted from vendors for the systems.

A question had been raised from a resident about the budget and how much is usually spent on the pool compared to the tennis/pickleball courts or other items in the neighborhood. There is an apparent misconception that a lot of money is spent on the tennis courts. The pool is one of the biggest budget items of the neighborhood with about \$40000 spent on it each year and it is the largest budget item. There is no expense item for tennis/pickleball like there is for the pool. Only when the courts need to be resurfaced due to cracks and deterioration is there an expense other than for routine maintenance of court equipment.

Several neighbors said they would like to be on a committee to help with pool operations: board members stated that their help is greatly appreciated with cleaning pool furniture and setting it up, cleaning grills at poolside, and other tasks like checking the pH of the pool.

As a side issue, some residents expressed concern about why the neighborhood provides alcohol at social events at the pool. They believed it should not be provided by the association, rather people should bring their own.

Board members related to the neighbors present that they are working toward "saylor" in some form beginning in late July if all goes well with installing the security cameras and having key

cards or fobs and getting them distributed to residents. There will be lifeguards for weekends and big events or holidays where pool use is at a high volume.

Laura reported that normal pool operating hours will begin Saturday May 27 after the opening for after school use on Friday May 26 at 4pm to 8pm. Monday - Saturday hours 11am - 9pm and Sunday noon - 8pm. Currently planned-for extended lifeguarded hours begin July 1 are 9am - 9pm Thurs, Fri, Saturday.

Pool deck cleanup is Sunday, May 21 from 1 - 6pm and there is a Sign up Genius for it. Swim Team practices have begun and meets will be in June on Thursdays.

Tennis/Pickleball & Courts: Matt reported that over the past weekend there were more pickleball players playing on the courts than tennis players. This is because it is in between seasons for tennis teams but still shows how much pickleball is growing in the LC. This summer there are once again three (3) Mixed Doubles tennis teams playing on the courts. Also there is a ALTA Senior Womens(Tuesday) team and two USTA Womens(Thursday) teams active. The courts are getting a lot of play.

Secretary Report:

Matt had made edits and corrections from what Board members reviewed of the April minutes and made a motion to approve the minutes. Seconded by Laura and approved by all.

Treasurer Report:

Angela presented the May financials which was approved by the Board. She reported all but 6 homes have come current with paying their yearly to the Association largely owing to a couple of events like wanting to rent the clubhouse or use the pool. The large expenses of the pool are about to commence. Case in point: in preparing to open the pool, the utilities(electric) bill to run the pumps, etc has gone up to near \$1000 for the month preceding May. The balance of cash in accounts with added late payment of homes is around \$200,000.

Social & Clubhouse:

Leslie is working with new homeowners to welcome them to the neighborhood.

Social committee: upcoming pool opening party is ready to be held. Phil is working with Carly Harden on the schedule and planning and budgeting. (Note back to the swim conversation with voice of the neighbors that some have been concerned about alcohol being served by the Association at these events, preferring that that is not for us to do.)

Clubhouse rentals: Chad reports that the rental calendar is filling up fast as summer is on us with people wanting to have parties and events at the clubhouse and outside at the pavilion.

The clean up and turn around on these takes time and effort and Chad has been doing his best to "stay above water" with so many rentals. Thanks Chad.

Other:

Regarding a Neighborhood directory, Phil is going through the surveys from yearly mailings and determining who wants what put in the directory. Many have suggested it would be good to just have a roster of addresses with the names of residents on the various streets.

Meeting adjourned with no other business to discuss.

Submitted,
Matt Burnham, Secretary