

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

Directors Present: John Branham, Melissa Drehs, Chad Ellis, Joe Fenton, 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:

Bob Funk was there to observe.

Secretary's Report:

The October 10, 2019 minutes were approved by acclamation after a correction of the spelling of a neighbor's name in attendance.

Treasurer's Report:

Angela Ford reported that all but five homes to date had paid the 2019 assessments. Angela presented the financial statements for the year to date through November 14, 2019. Cash on hand totals \$92,310. Income from operations to date in 2019 is \$28,682 versus budget of \$30,437.

Angela noted that the proposed 2020-2024 budget was included in the November newsletter.

Walt Walker reported that Erroll Eckford had agreed to do the leasing manager job for one more year for the amount of leasing fees (\$900).

Angela noted that the 2019 year to date legal expenditures included the retainer for 2020. She also noted that the landscaping (which is over budget by approximately \$5,100) included tree pruning around the entire perimeter of the Club. That work was completed in November at a cost of \$3,750.

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

ACC Report:

Judi Floyd was not in attendance due to illness.

Walt Walker presented Griff Chalfant's input regarding possible City ordinance solutions to on street parking issues (Griff is our City Councilman). One such solution would be a prohibition against overnight parking on the street in the neighborhood. Before any proposal to the City Council, the Directors agreed that buy in from the neighborhood

would be necessary. The Directors discussed such proposals, but were not convinced currently that the pros of such solutions would outweigh the negatives.

Swim & Tennis:

Walt Walker reported that American Pools would be increasing the minimum guard pay to \$9 per hour and the head guard pay would \$11-\$12 per hour. The Directors believe that this would help in the hiring and retention of high quality guards. The cost of this upgrade is approximately \$3,000 and will be split 50-50 between American Pool and Lee's Crossing. Walt noted that this change was incorporated in the proposed budget included in the November newsletter.

Melissa Drehs noted that the Board would like to meet with Mike Harris (regional VP of American Pools) regarding guard training, performance and other issues well in advance of the 2020 season. Walt Walker will arrange.

Other:

The Directors agreed that the clubhouse would be closed for bathroom renovations during the last week of January and the first week of February and that no rentals would be allowed during that period. The Directors agreed to ask Meredith Warren and Courtney Branham for input on colors, tile, counter and faucet selection.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary