

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

Directors Participating: John Branham, Chad Ellis (arrived at 8:20), Joe Fenton, Angela Ford, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order by Phil Karp at 7:30 pm.

The meeting was conducted in the large clubroom with the directors maintaining physical distancing and entering while wearing masks.

Voice of the Neighborhood:

Judi Floyd attended as ACC manager. Others present were Bob Funk, Justin Gilland, Lindsay Coleman and Matt Burnham.

Neighbors present asked questions regarding the budget process and the election process for the Board of Directors. The notice of assessment and the ballot for Directors will be mailed to the neighborhood in December. The last date for payment without late fees is February 21, and the same date is used for the cutoff of balloting. The new Directors take office as of March 1.

Justin Gilland asked if the neighborhood could consider changing to a decorative steel mailbox post and mailbox. Angela Ford and Walt Walker noted that the cost had been studied in the past and was more than \$400 per unit (\$160,000+ for the entire neighborhood). This issue has been raised in the past, and the neighborhood was not interested because of the cost.

Matt Burnham suggested that Crepe Myrtles be planted between the parking lot and tennis court #1 as a replacement for the large oak recently removed. The Board will get recommendations from our landscaping company.

Secretary's Report:

The October 8, 2020 minutes and the October 29 work session meeting to review pool management proposals (conducted in executive session), were approved by acclamation.

Treasurer's Report:

Angela Ford reported that 400 homes to date have paid the 2020 assessments and 9 have been submitted for collection. Statements for the Year to Date ending November 12, 2020 had income of \$161,033, expenses of \$115,983 and income from operations of \$45,053, compared to budget of \$33,157. Cash balances are \$64,020.

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

Walt Walker noted that the condensed proposed budget for 2021 (with projections for an additional four years) was published in the November newsletter. Angela Ford noted that no objections were received to the 2021 budget including the \$395 annual assessment. By acclamation, the 2021 budget was approved.

ACC Report:

Judi Floyd discussed the monthly inspection report. Discussion was had regarding 4 homes with mailbox posts painted the wrong color, and Judi was going to have further discussions with those residents.

Walt Walker noted that the revisions regarding signage in the Architectural Control and Community guidelines had been added to the website and a brief reference included in the newsletter. Judi noted that there was some confusion among those placing political candidate signs.

Swim & Tennis:

Walt reported that the solicitation of bids for the new pool contract is continuing with additional bids to be received by November 30. A summary of bids to date has been compiled by Walt Walker and sent to the Board.

Other:

Phil reported no response has ever been received by the Board after our submission of questions regarding the request to allow opening the clubhouse as a tutoring center.

Walt Walker reported that he had contacted public works regarding a large pothole on Waterwind Way and that has been repaired. He also has contacted Griff Chalfant regarding checking the first speed table on Lees Trace to see if it meets design specifications. Lastly, he requested Griff to review the City's failure to install the fifth speed table on Lee's Trace previously approved by the Council.

Phil Karp noted that Food Truck Tuesday (one Tuesday per month) has been booked for November and December. This program has been popular and is at no cost to the Association. November and December are Pickle and Locomotion, respectively.

Dollar on the Door was set for December 5th and 6th. Courtney Branham is in charge.

The Clubhouse will continue to be unavailable for rental or any large functions by the Association because of the continued pandemic. It is only being used for Board meetings with mask usage and distancing required.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary