

NOVEMBER 2023 MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF LEES CROSSING HOMES ASSOCIATION INC. 11-9-23

Board Members Present:

Laura Fenton
Matt Burnham
Angela Ford
Leslie Brown
Dave Hettrich
Matthew Yarbrough

Others Present:

Judi Floyd, ACC
Walt Walker, Asst Secy.

Neighbors Present:

Frank Akin
Dave Carlsen
Bob Funk
Dwayne Tutwiler

Neighbors Comments & Questions:

Frank Akin came to ask about a number of issues or concerns in the neighborhood. He began asking about whether something can be done about cars being parked on the street unattended. The board has no jurisdiction in the neighborhood over the streets and that is a city of Marietta issue. He next asked about what can be done about the noise level of barking dogs? Our documents contain information about dogs needing to be on a leash when outside the home or being walked but not about their specific noise. Our documents do contain information about controlling "nuisance" noise, meaning undue, irritating, or disruptive noise emanating from a residence. We recommended that he talk with his neighbors who may not be aware that the dog is making that much noise. Otherwise, call Animal Control of Cobb County to pay a visit about the complaints.

Bob Funk asked about whether the city will be doing anything about the crumbling of some of our side streets? The discussion revealed that many residents with this concern (e.g., a pothole) have contacted the city and workers have come out to fill the hole or patch a spot in the road near their home in a timely manner. This is the recommended course of action. If you see something that needs to be taken care of on the street where you live, contact the city.

Frank Akin had one more issue to discuss and that was the appearance of our front sign and our entrance. He believes with the value of our homes rising to such levels as they are, we need a better sign at our community entrance than we have. He said the current one is rotting and looks bad. President Laura asked if he had any design in mind or to bring us? He didn't have anything to suggest. We have been working with Margaret Waldrep on this project about design and improvements. Laura, Angela, and Leslie are to meet with her next week.

Matthew made a comment about the recent planting of fall color flowers at the front entrance and said they didn't look that vibrant or good. We need to check with Gibbs about this. Dave Carlsen came to ask about the status of next year's swim season and the possibility of swimming at your own risk in addition to lifeguarded hours at the pool. Board members reported on progress with security upgrades that are happening and planned. Dave H reported he has met with the security designer and is still firming up details about the system that he is presenting to the board for approval and a contract that can be signed. The system will have a one year warranty but we may try getting a longer one. Dave C asked if the system could be in place well before swim season begins. Board members discussed how the system would need to be put in place-there are certain 'build out' things that we need to do involving having enough bandwidth for the system, enough power supply and backup for the system and other things to prepare. It will take a number of weeks to pass out the 'fob' or key cards that will track who goes into the pool when. So we will proceed as we have but look to have the system active after the first of next year.

Secretary Report:

Matt is now publishing the minutes to the board for edits or comments within a week or two of our meeting so that they can be approved and placed on the community website in a more timely manner than we have. October minutes are on the site and have been approved by board members.

Treasurer Report:

Angela had sent around the financial reports to all board members prior to the meeting. Cash on hand as of this report is \$178,564 and our loan balance is \$97,619. Laura made the motion to accept the report and it was seconded by Dave H and approved.

Concerning the 2024 budget, there is a \$15 increase in the per home assessment. This is mainly due to inflation.

Swim & Tennis/Pickleball:

The security system design and implementation have been described above in community comment and it is proceeding toward implementation early next year. Leslie asked about the pavilion picnic tables for both pavilions and Matt B reported that the cost with delivery will be more than expected to acquire the two all-plastic tables that won't rot or corrode. Laura made a motion and Matthew seconded that we approve additional monies to acquire them bringing the total to the \$3000 range. This was approved by all.

Court resurfacing has begun on courts 1&2 where the dead spots and sand slipping problem has been the worst. Those problems have been so severe that it is going to take about two weeks to get those two courts resurfaced before starting on courts 3&4. Signature Tennis is doing the work.

Social:

Social events have dwindled mostly due to a lack of volunteers and coordination for the events. Residents have recently stepped up to lead a couple of events at year's end. Matthew Yarbrough and Leslie Brown are leading the Friendsgiving event planned for November 18 from

1-4pm. Leslie Brown has proposed a kids' holiday event on December 17 from 3-5pm. A ladies social event has been proposed and will be led by Rachel Hunter but not set with a date yet. In the past, men have gathered for a big football game at the clubhouse but no such event has been planned yet. We are hoping we can in the new year have someone lead social events. There is plenty in the budget to do these events.

With no further business to discuss, the meeting adjourned to Executive Session.

Submitted,
Matt Burnham, Secretary