

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
October 19, 2017

Directors Present: Erroll Eckford, Joe Fenton, Melissa Drehs, Angela Ford and Walt Walker (Melissa Drehs arrived at approximately 8 pm).

A quorum being present, the meeting was called to order by Walt Walker.

Voice of the Neighbor: David Waldrep, ACC Manager, was present.

David Waldrep was present to discuss ACC issues.

Secretary's Report:

Walt Walker presented the minutes of the September meeting. The minutes were reviewed and approved by acclamation.

Treasurer's Report:

Angela Ford presented the financial statements as of October 19. All but two homes have paid the 2017 assessment. Income from YTD operations is \$42,578 versus budget of \$41,159. It was noted that certain expenditures for pool management from the prior month had been reclassified to repairs and to capital purchases (pool vacuum).

**The Board discussed that certain owners may not have furnished current copies of leases with their tenants, as required by the covenants. The Board agreed to send letters to all known lessors giving notice that current lease copies are required (whether or not the lessors have provided copies in the past). The Board also agreed to post a notice in the newsletter. The Board voted unanimously to impose a fine of \$100 for any lessor failing to send a lease copy within 30 days of entering into a lease or 30 days of the notice in the newsletter, whichever is later, with additional fines of \$25 per day afterwards.**

The Board reviewed and approved sending a proposed 5 year budget to the owners in the November newsletter. The proposed budget has the assessment of \$375 unchanged for the next two years. It was noted that if the amendment including an initiation fee passes that reserves would be increased, and an increase in the assessment budgeted for 2020 would likely be eliminated.

ACC Report:

David Waldrep reported that three homes have not responded to several letters and the Board agreed to turn over to our attorney for collection, including, but not limited to, the authorization to file suit.

David also presented plans from an owner on Trailwood for a rear of the house, home addition. The directors reviewed the plans and agreed with David that the plans should be approved, but noted that our approval is for aesthetics only. The owner is responsible for safe construction, permitting, etc.

Swim & Tennis:

Walt Walker reported that the pool was closed for the season, and the cover had been installed. He noted keeping the pool open for fall break (the last week of September) had been well received with a good number of users.

Other

Jason Waters is attempting to contact the public works department to see if we can get a security light installed by the City to illuminate the area the parking area near the trash shed. Joe Fenton volunteered to contact a representative with Marietta Power as an alternative.

Melissa Drehs indicated the construction of the two library boxes has been completed and the boxes will be installed this month.

The Board unanimously approved sending a previously vetted letter from our counsel, Jay Lazega, to the owners explaining a proposed amendment to the covenants regarding parking of pickup trucks, an initiation fee for new purchasers of homes and leasing restrictions. The letter and an attached proposed amendment will be sent via email to all homes with email addresses and will be mailed to homes without email addresses. The letter and proposed amendment will also be posted on the website. The Board will hold a homeowners meeting to discuss the proposed amendment on November 9.

External: None

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary