

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
October 11, 2018

Directors Present: Melissa Drehs, Joe Fenton, Angela Ford, and Walt Walker

A quorum being present, the meeting was called to order at 7:30 pm.

Voice of the Neighborhood: None

Secretary's Report:

The September 13, 2018 minutes were approved by acclamation.

Treasurer's Report:

Angela Ford presented the financial statements for the year to date through October 11, 2018. All but two homes have paid the 2018 assessment and one other home is making payments. Income from operations to date is \$47,311 versus the budget to date of \$36,877. Cash on hand is \$91,671.

The October financial statements were approved by acclamation.

Angela Ford and Walt Walker are to prepare and circulate to the Board a five year budget for Director approval. Upon approval, this budget is to be added to the newsletter.

ACC Report:

Chad Ellis and Walt Walker discussed the cost of architectural shingles versus 3 tab shingles when a roof needs to be replaced. According to Chad, the additional cost of architectural singles is about 5-7% greater than the cost of three tab shingles. The life of architectural shingles (and the length of the warranties), however, are 50 – 100% greater than the life and warranties on three tab shingles. From an amortized, annual cost perspective, a homeowner would be better off choosing an architectural shingle. Walt Walker talked to Johnny Sinclair, a prominent realtor in the area, about whether or not a homeowner would get an increase in his home price by choosing an architectural shingle versus a 3 tab shingle. Johnny indicated the sales price of the home would not be affected, provided both roofs were in good condition. Walt and Chad recommended that the board include an informational article in a future newsletter about shingle selection.

Judi Floyd presented the monthly ACC report and discussed certain open issues regarding owner violations of the community standards.

It was noted that a request for bids to paint our street and stop sign poles was sent to the owners. David Hettreich responded with a bid of \$50 for each pole, plus the cost of paint.

The work includes removing all staples, repairing any damage, priming and painting. This bid was accepted with work to begin shortly.

The Board amended the ACC standards so that garbage cans (and recyclables) are to be put out for collection not prior to the day before pickup. Such containers are then to be retrieved by the owner the same day of pickup.

#### Swim & Tennis:

The pool was closed on September 16, and the members enjoyed the swim season. American Pool covered the pool and stacked the outdoor furniture under the inside pavilion. Walt Walker got the cables and locks from Erroll Eckford and secured the furniture. Walt completed an inventory of the furniture and it was determined we are missing only one chair compared to last year.

Walt Walker reported that the pickleball lines painted on court 4 have not been a material issue to those tennis players using the same court.

Walt Walker was to contact Chris Evans about a determination of our property lines to the north side of our club property (Chris is a surveyor and a LC resident). This is in progress.

Walt Walker discovered the health department has made a rule change regarding the consumption of food. The old rule was food and beverage could not be within 10 feet of the pool. The new rule is that food and beverage cannot be consumed by anyone partially or fully in the pool and that an unobstructed walkway be maintained around the perimeter of the pool. Walt recommended that our rule be amended so that food and beverage must not be within 5 feet of the pool. This was approved by acclamation.

#### Other:

Joe Fenton is to draft an article for the November newsletter regard our prohibition of solicitors in the neighborhood (except for those having a solicitation license and except for youth selling scout cookies, band candy, etc.).

The Marietta City Council heard a motion from a Rockford Township homeowner to allow an already constructed ball court to be in the required buffer zone for lots abutting Lee's Crossing. Walt Walker, Errol Eckford and Melissa Drehs sent emails in opposition. Walt Walker and three other owners attended the Council meeting on October 10. With much support from councilman Grif Chalfant, the homeowner's motion was denied. Public Works will require removal.

Chad Ellis was selected to be the contact with Gibbs regarding the landscaping.

Motion was made and approved to include in the November newsletter the notice regarding officer and director elections.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary