

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
October 10, 2019

Directors Present: John Branham, Melissa Drehs, Chad Ellis, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order at 7:35 pm.

Voice of the Neighborhood:

Jeff Maurer asked what could be done about cars parking in the street impeding traffic, impeding access to driveways and mailboxes, and creating eyesores. The Board resolved to post notices in the newsletter and talk to the police zone commander about safety issues created. Walt Walker agreed to talk to Griff Chalfant (our Councilman) about possible ordinance solutions.

Bob Funk and Carley Hardin were there to observe.

Secretary's Report:

The September 12, 2019 minutes were approved by acclamation.

Treasurer's Report:

Angela Ford was unable to be present, but had given Walt Walker various statements to report in her stead. Walt reported that all but five homes to date had paid the 2019 assessments.

Walt presented the financial statements for the year to date through October 10, 2019. Cash on hand totals \$107,162. Income from operations to date in 2019 is \$43,534 versus budget of \$38,017.

Walt presented the 2020-2024 budget for review. Under this budget, the annual assessment for 2020 will increase by \$10 to \$385. This budget includes bathroom renovations, a new roof and drainage repairs in 2020, while keeping projected reserves over \$40,000 for the next five years.

The Directors discussed that the number of homes that are being leased is far less than originally expected and that the permit fees are accordingly much less than originally budgeted. The original intent was that the cost of the leasing manager would be offset by the permit fees. The Board determined that the fees for the leasing manager in 2020 will be approximately \$900, a reduction from the 2019 fees (\$2,400).

After deliberation and adjustments, the budget was approved for inclusion in the November newsletter.

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

ACC Report:

Judi Floyd discussed the most recent ACC report.

Swim & Tennis:

Walt Walker reported that the Metzgen Custom Painting completed the painting and repairs to the clubhouse, the two pavilions and the tennis board. The final cost was \$6,623 and was paid after a final inspection and the receipt of final lien waivers.

Chad Ellis reported on the bathroom renovations discussed in the August meeting. He reported that he had gotten three bids. The renovations are to include new vanities, sinks and faucets, new stone counters, new toilet partitions, new plumbing valves, tile four feet up all of the walls, new mirrors, light fixtures and paint, steam cleaning the tile floors and new hall cabinets. The best bid was approximately \$14,000 and was approved by acclamation. Work is to begin in January and is expected to take approximately two weeks. During that time, the clubhouse will not be available for rent.

Walt Walker reported the pool was open through the weekend of the 21st and enjoyed by many. The pool has been covered and the furniture stacked.

Other:

Chad Ellis got an estimate to prune and clean up many of the tree limbs around the perimeter of the pool, clubhouse and tennis courts. The cost was \$3,750 and this was approved by acclamation.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary