

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
October 8, 2020

Directors Participating: John Branham, Chad Ellis, 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 & Necia Maynard, Jessica King, Bill Dickman, Matt Cipolla and Nancy Gullate.

Bob and Necia Maynard said the first speed table on Lee's Trace as you enter the neighborhood from the front entrance has settled and is not slowing people down to the same degree as originally constructed. Walt Walker will call Griff Chalfant and have him check and also discuss the 5th speed table that was approved by counsel and never installed. Walt will also report to public works the large pothole on Waterwind.

The neighborhood group also discussed the political signs limits with the majority favoring allowing 2 to 3 political candidate signs. Nancy Gullate stated that she did not want the number increased because of the possible negative appearance. Later in the meeting the Board approved allowing two double sided political candidate signs per lot (the overall sign limit per lot is to remain unchanged). Walt Walker is to revise ACC standards accordingly and to submit for publication on the website.

Nancy Gullate suggested that we send reminders to the neighborhood each month about things to be maintained in general on each lot. Phil Karp will look into this.

The neighbors in attendance thanked the Board for its good work this year.

Secretary's Report:

The September 10, 2020 minutes, both executive session and regular, 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 October 8, 2020 had income of \$159,103, expenses of \$105,722 and income from operations of \$53,382, compared to budget of \$41,328. Cash balances are \$84,352.

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

The Directors approved payment of \$12,000 for the current year on the loan.

Angela reported that the Board will need to consider the budget for the next year in the next few weeks. A major item for consideration will be the new pool contract.

ACC Report:

Judi Floyd discussed the monthly inspection report.

Swim & Tennis:

Walt reported that the RFP has been sent out to 6 vendors and he is awaiting responses.

Phil Karp and Chad Ellis are to research the cost of purchasing new tables for the pool deck.

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

The Board decided to try to get a food truck to serve residents at the club parking lot, one Tuesday night per month. Phil Karp noted that the vendors would not be given any guarantee by the Association.

The Board agreed to pursue the establishment of a welcome committee for new residents, with such welcome to perhaps include some small gifts and copies of the neighborhood governing documents. The welcome committee will consist currently of Allie Thelen, Heather Durham, Kathy Smith, Leslie Brown and Lindsay Coleman. The Board approved \$250 for the remainder of 2020 and \$700 for 2021 with a suggested amount of \$35 per family.

Budget Work Session:

The Directors agreed to schedule a work session during the month to review a proposed budget for 2021 (Angela and Walt to work on draft numbers).

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary