

OCTOBER 2022 MEETING OF THE BOARD OF DIRECTORS OF LEES CROSSING HOMES ASSOCIATION INC.

Board Members Present:

Laura Fenton
Leslie Brown
Robert Meadors
Dave Hettrich
Matt Burnham

Others Present:

Judi Floyd, ACC
Walt Walker, Asst Secy

Neighbors Present:

Bob Funk
John Pratt
George Childress
Beth Childress
William Cadaret
Lisa Baker

A quorum being present, the meeting commenced.

Voice of the Neighbors:

John Pratt updated the Board on repairing pool deck chaise lounges. They get the most wear and tear. Purchase of new would be \$425 each. Repair would be near \$100 each. John reported that this can be done at such less expense but will need help. There are 44 total that need to be repaired.

A motion was made by Laura and seconded by Robert to move forward with the repairs by ordering the materials so that the work can be done in advance of next pool season. Motion carried.

Bill Cadaret had a question concerning netting v wire caging plant life in front of your house. The landscape company puts mesh with wire over their plants at the front of the neighborhood. The landscape company is being asked to remove or alter their covering. This debate centers on wire v netting.

Laura asked that the issue be tabled so that we can address the landscape company and look at pictures of the yards with the netting or wiring and get back to the residents.

Bob Funk mentioned that dog walkers in the neighborhood are still leaving poop bags on the sidewalk in the way of people walking. This is rude and needs to stop!

Secretary Report:

Motion to approve minutes by Matt and seconded by Robert and carried by acclamation.

Treasurer Report:

Motion to approve the budget report by Angela through 10-13-22 by Laura and seconded by Leslie. Carried by acclamation.

Swim and Tennis:

Pool access and security-discussion ongoing about a new security system for the clubhouse and pool gate. We are getting quotes for new pool gate access security and Laura is wanting us to have a RFP-request for proposals to submit to vendors to supply the equipment. This will be done within the next week. Key cards are considered by the Board as preferable to any code to get into a door or gate in a possible new system.

Pool RFP has been drawn up that included a provision for unguarded hours a small part of the time. Recent discussions with other pool companies(Star Pool management, example) indicated that despite the fact that they promised lifeguards to their client neighborhoods, they weren't able to supply guards any more than what we experienced at LC. Last summer pool season was a tough season to get lifeguard labor everywhere. Our pool management company, American Pools, did about as good a job as they could under the labor circumstances.

One difficult decision point is insurance. Our insurance company is balking at our coverage with periods of no lifeguards. Other decision points involve who makes the call to close the pool with no guards in case of blood, glass, poop in the pool. Also, as described above in the access portion, if unguarded hours, there is a need to know who goes into the pool area when.

Tennis Courts & Pickleball:

Matt reported that courts #3 and 4 have significant cracks that will need to be addressed with repair next year. Courts #1 & 2 have trenches of dead spots that need repair as well. Matt will get quotes from court management companies for the repairs.

Other items:

Storage shed was ordered six weeks ago and should be coming in soon. The crepe myrtle cannot be saved so it must be removed on the site where the shed will be. Laura made a motion and Leslie seconded that up to \$500 be allocated for stump removal(chain sawing tree if included) to clear the way for the company to commence with site prep. Motion carried.

Social and Clubhouse:

Welcome committee-Leslie provided an update on her items(welcome packet) to give new residents. She asks for help identifying when new people move in.

Cameras-Dave reported disappointment in getting new cameras ready because of the quality of the picture. System would have to be hard wired into the router. Coverage outside the clubhouse is an issue and we would need extenders to make the signal reach out to the parking lot or tennis court area. Dave can talk to AT&T about extenders for the signal in those areas. He will continue to research what is best for our purposes.

Motion made by Laura and seconded by Matt to conduct the research as he sees fit to determine what might work best given our technology and the cameras we can obtain. Report by next meeting. Motion carried.

Social-Octoberfest planned for 10-22-22 and a possible Tailgate party

An issue with both clubhouse rentals and social functions, swimmers bringing water into the clubhouse have caused the floor to warp. A new floor in the main room is warranted but there needs to be no swimsuits allowed in the room to protect the floor. Chad has volunteered to get some quotes on new flooring in the main room. Walt offered that tile may be best to prevent warping of the flooring because there is a lot of temperature variation in the facility and tile is not affected that way.

Ice machine discussion-would cause problems if not used much and/or broken by users or renters of the clubhouse. Dave asked that we continue to buy bags of ice for parties.

Floor mats for clubhouse-Dave will look into getting some for next year. May be dependent on what kind of floor is installed in the main room.

Other:

Neighborhood directory is being worked on.

Rental homes-Phil Karp is working on documents and agreements and updating policies and procedures in consultation with Angela.

LCHA clearance letters for homeowners-Phil asking that we collect money up front before home is sold and before issuing the clearance letter.,

With no further discussion, the meeting was adjourned.

Submitted, Matt Burnham Secretary