

**OCTOBER 2023 MINUTES OF THE MEETING OF THE BOARD OF
DIRECTORS OF LEE'S CROSSING HOMES ASSOCIATION INC.
10-12-23**

Board Members Present:

Laura Fenton
Matt Burnham
Angela Ford
Leslie Brown
Dave Hettrich
Matthew Yarbrough

Others Present:

Judi Floyd, ACC
Walt Walker, Asst. Secy.

Neighbors Present:

Dave Carlsen
David Ludlow

A quorum was declared by president Laura and the meeting began.

Voice of the Neighborhood:

Dave Carlsen was present for an update on the swim at your own risk proposal and president Laura stated we have that to address on the agenda and we proceeded. One other item that was brought up by him was that Carly needed to be lauded for her work with the social committee and that indeed was done in the October newsletter. Carly has voluntarily stepped out of the social committee lead role.

Secretary Report:

Matt B made a motion to approve the September minutes which had been previously circulated for edits or comments. Laura seconded and all approved.

Treasurer Report:

Angela Ford had circulated the financial reports up to October 12. YTD cash on hand is \$118255. Our loan balance is \$97619. Laura made the motion to approve the report and it was seconded by Dave Hettrich.

Swim & Tennis:

Pool:

Dave H reports he has a meeting with a supplier of the service about the installation of security cameras and other equipment in the RFP on Tuesday October 17. 2 vendors had responded adequately to the RFP and Dave believes he can work with this one company. He noted that they require that we do a lot of work to prepare for the installation. We will need to place plywood in the electric supply closet, buy new UPS for NVR and build out a closet in the hallway behind the refrigerator. They also suggest a new passage lock with a key for the door.

A brief discussion was had about the year's service of the pool with Courtyard Pool management. The discussion was positive about their performance. Only on 2 occasions did a lifeguard show up late and this was much better than last year. Courtyard handled all issues we brought up very well and got good marks from Laura and others present.

Tennis/Pickleball:

Matt B noted that the courts are to be resurfaced at the end of this month or first of November. The vendors noted that with the grit coming up from the present surface, it will deteriorate fast and needs to be redone. The cracks will be dug into and repaired and then the new surface will be put down over these repairs. Pickleball lines may be placed on all four courts when the new surface is done. Pickleball continues to grow in the neighborhood.

Social & Clubhouse:

Welcome Committee:

Leslie Brown-no report

Directory:

No report

Social functions:

Friendsgiving is possible for planning Saturday, November 18.

Leslie and Laura have taken charge of the event. Leslie raised a point about how safe food items would be if people provided their own dishes at this event. Residents expressed concern at the Octoberfest that there was no sterno to keep food items warm. The plan for the event is that the HOA provides cooked turkeys and people bring a covered dish. Leslie and Laura will keep working on the details.

The social committee does not have a chair and volunteers are always needed for the events.

Other:

Dog waste station:

No report

Trees with lightning damage and dead branches to be removed:

Robert will be seeking a tree service because Gibbs doesn't handle removing dead branches on trees above a certain height.

Directory:

No update

Manning Lot:

We received the tax bill to pay for the lot for this year and it was lower than expected. Next year it will be close to 0\$ as common property.

Walt mentioned that a bobcat would be needed to level the lot and fix holes and remove stumps and pieces of concrete on the lot. He has a bid of \$675 from an operator. Laura made a motion that the bid to do that work be approved and it was seconded by Leslie and approved by all.

Meeting scheduled for October 26 at the clubhouse at 6:30pm to discuss the history of the Manning lot.

With no further business to discuss, the meeting was adjourned to Executive session.

Submitted,

Matt Burnham, Secretary