

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
September 10, 2020

Directors Participating: John Branham, 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. We also had other homeowners present to discuss various issues. These owners were Bob Funk, Jeff Maurer and Lindsay Coleman.

Lindsay Coleman asked the Board what was the status of selecting a director to serve the remainder of Melissa Drehs' term. Phil Karp stated that the Board had received several applications and had narrowed the selection to two candidates, but that the Board was split 3-3 as to who to select. Walt Walker noted that the Board unanimously agreed both candidates were excellent. Phil stated that the resolution was to let the various candidates run in the general election. Lindsay asked if the Board would accept additional, interim candidates at this time. The Board declined.

Bob Funk inquired about the removal of the large oak beside the sidewalk leading to the pool and tennis courts and noted several residents were upset at the removal. The Board had discussed removing the tree subsequent to the August 13th meeting. The tree was a mature oak of approximately three feet in diameter and had caused the sidewalk to heave up significantly and break and constituted a trip hazard, particularly at night. The Board noted that the location of electrical lines, telephone lines, city water line, well water lines, sprinkler lines and sanitary sewer lines prohibited relocating the sidewalk to the right, and the drainage ditch and tennis courts prohibited moving the sidewalk to the left. The Directors were in agreement that the walkway could not be reasonably be repaired without cutting and removing large roots that were close to the trunk, and that cutting those roots would cause the tree to be unstable and die. The Directors asked Chad Ellis to get a bid from the company that had previously done tree work at the club and asked John Branham to get a bid from a company he had used recently. Bids were received in the amounts of \$3,500 and \$2,100. The Board decided unanimously on August 24 to accept the \$2,100 bid contingent on the vendor furnishing a certificate of insurance and the Board resolved to get this work done prior to the start of the ALTA tennis season (September 8).

The Board further agreed in this meeting to have the walkway repaired and the roots removed after the conclusion of the ALTA regular season (near the end of October). Lastly, the Board noted that it will look into putting in some specimen trees at the club and at the front entrance of the neighborhood (Chad Ellis will be asked to consult with

Gibbs landscaping). The Board noted that some of the large trees, particularly near the front entrance, may be getting near the end of their lifespan. The Board agreed that if the health of such a large tree was not reasonably apparent and / or the tree was not posing a threat to other structures, that an arborist would be consulted prior to severe pruning or removal.

Secretary's Report:

The August 13, 2020 minutes, 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 September 10, 2020 had income of \$156,779, expenses of \$98,629 and income from operations of \$58,150, compared to budget of \$49,411. Cash balances are \$109,770.

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

ACC Report:

Judi Floyd discussed the monthly inspection report.

Walt Walker reported that the ACC Guidelines revised as of September 1 have been posted to the website and the changes noted in the newsletter.

The Board discussed the need for the ACC manager to keep a running total of fines for each owner who is currently being fined. The purpose of such records would be to assist the treasurer in answering requests for clearance letters upon the sale or refinancing of homes. Such fines constitute a statutory lien upon a property without the need to file at the courthouse.

Swim & Tennis:

Usage of the pool continues to be higher than the prior year at this time of the season. The pool will be open for the next two weekends.

The first home ALTA match was played today, since ALTA was cancelled last spring. The Lee's Crossing ladies took 3 of 5 points. A total of 5 Lee's Crossing teams are playing, with 3 ladies' and 2 men's teams.

Walt Walker noted that he had emailed the Board members a draft of a detailed request for proposal (RFP) for pool management for 2021. The RFP included a request for proposal under both a normal, non-pandemic schedule (guard only and under continued restricted operations (a guard plus a monitor) The Board will study the RFP and will plan to send out on the first of October to a number of pool management companies with a

request that responses be received by October 21. The Board will then review the responses and choose the best provider for the neighborhood. Such provider may or may not be the lowest bidder.

Phil Karp reported that the reservation system could not be modified to allow cancellation after a time block began. Walt Walker noted that, particularly since this was an unprecedented year operating under pandemic restrictions, the reservation system had been a success and, in no small measure, was due to the efforts of Phil.

Other:

As agreed at the last meeting, the Board compiled a list of questions for the Marietta City Schools to answer prior to any consideration of allowing the clubhouse to be used for a tutoring center. These questions were furnished to Beth Gilliland as of August 17, but no response has been received by the Board as of today's meeting.

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

Lindsay Coleman suggested that the Board might consider a trivia event to be held in the parking lot. Walt Walker stated that such events should be coordinated through the social chair, Carley Hardeman, and encouraged Lindsay to contact her.

The Board agreed there would be no clubhouse rentals, at least to the end of the calendar year, due to the ongoing pandemic.

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.

Executive Session:

The Board went into executive session to hear the appeal of an owner regarding the placement of a storage building in an area which is not in the rear quarter of the lot.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary