

Minutes of the Meeting of the Board of Directors of the Lee's Crossing Homes Association, Inc., September 8, 2022

Board Members In attendance

Leslie Brown
Matt Burnham – arrived 8:17
Laura Fenton
Angela Ford – arrived 7:41
David Hettrich
Phil Karp
Robert Meaders

A quorum being present, the meeting was called to order by Laura Fenton, President, at 7:34

Neighbors in attendance

Judy Floyd – ACC Manager
Walt Walker – Assistant Secretary
Laura Holder
John & Jane Pratt

Voice of the Neighborhood

John & Jane Pratt reported their progress regarding repairs to the chaise lounges at the pool. There are 43 lounges and the fabric in each is torn, but the frames are ok. New lounges are \$426 apiece from the manufacturer. The cost of the fabric is approximately \$100 per lounge. There is a third party repair person who would install the fabric for the price of \$100 per lounge. The Pratts asked for approval to purchase fabric for one lounge to determine the feasibility of repairing ourselves. This was approved by acclamation by the Board, along with the recommended fabric color of Straw Mat Blue. A recommendation was made to approve the purchase of fabric for all 43 lounges, but the Pratts preferred to wait until the one sample unit was fixed, so no action was taken on this recommendation. The Pratts also noted that the manufacturer recommended the lounges and chairs be cleaned before storage for the winter, rather than cleaning just before opening. Walt Walker will communicate this to American Pool.

Jane Pratt also reported that she has been investigating possible sign replacements for the front entrance. Walt Walker indicated that the current signs were designed approximately 15 years ago by the firm Aho & Barbat and were constructed out of architectural foam (as were the column caps as well). The original sign from the late 1970s was made by sandblasting wood and had rotted. In addition, only one side of the entrance had a sign, and it was not visible from both directions on Manning. Walt noted that he believed the replacements signs, the column caps and the wood background between the columns on both sides of the entrances cost about \$4,000 at the time. Jane Pratt requested \$250 to pay a designer for ideas for new signs, and this was approved by the Board by acclamation. Phil Karp noted that any new design would be

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subject to buy in from the neighborhood, and the cost of such signs would have to fit in our budget.

Laura Holder asked if the Board was giving consideration to offering some swim at your own risk hours next year given the difficulty this year in procuring guards. Laura Fenton noted that we were looking at all aspects of such policies.

Secretary's Report

Walt Walker is taking minutes for the meeting at Matt's request. Walt noted that the June and July minutes have been posted to the website. Laura noted that the August minutes had been circulated by Matt and approved by those Directors that were in office at the August meeting (this did not include the new Directors, Brown, Meaders and Hettrich).

Treasurer's Report

The calendar year 2022 financial statements through the date of the meeting were provided by Angela Ford and reviewed by the Board. The cash balance was \$117,140 versus the YTD budget of \$92,626. YTD income from operations was \$101,885 versus the YTD budget of \$92,626. Angela noted that the pool management expenses were below expected amounts, as she has not received the most current invoices from American Pool. After discussion, the Treasurer's report was approved by acclamation.

Tennis

Matt Burnham reported that he is planning an additional pickleball instructional session and also is interested in doing a pickleball social. He has set up a sign up program for pickleball, and he has instructed the pickleball players that the courts will not be available during home tennis matches (we have one men's team, two women's teams and multiple mixed teams).

Pool

The pool will be closed during the weekdays following Labor Day. Depending on the availability of guards, we intend to be open on weekends through Sunday, September 18.

The Board expects to solicit bids for pool management for the year beginning April 2023. Walt Walker noted that we will likely have not finished considering possible

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additional hours via swim at your own risk, but that should not affect pool management bids.

Architectural Controls

All ACC matters were going to be discussed in executive session,

Social Events & Clubhouse

Upcoming social events are Oktoberfest and a tailgate party.

Miscellaneous Topics

Matt Burnham obtained a bid for a 10' by 20' shed which is manufactured by the same firm as our older, smaller shed (the appearance should be complementary). The new shed would provide locked storage for the lane reel, the swim blocks, mailbox posts, etc. The older shed would remain unlocked storage for our trash. The cost of the new shed, including site preparation, is \$7,976. Motion to approve was made by Phil and seconded by Robert. The motion to approve was passed by acclamation.

Leslie Brown reported that she has been working to create a welcome package for new residents. She requested funds for some tote bags, possible swag and certain printed neighborhood documents. She has already designed some new documents, including a new neighbor application with a QR code. A motion was made and approved by acclamation to allow Leslie \$300 to set up 10 welcome packages. She will be sending revised welcome forms for Board approval.

Chad Ellis is continuing to serve as our Clubhouse Manager. As he is no longer a director, he has asked that someone else be in charge of the relationship with Gibbs Landscaping. Robert Meaders volunteered to handle this. Walt Walker will continue to coordinate Gibbs work with the irrigation system and the well.

Phil Karp reported that Walt Walker had drafted a lease permit form and a lease submission form and that Phil was working with Angela Ford on formalizing the process for accounting for leases.

Executive Session

The Board adjourned into executive session to discuss certain ACC violations.

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Adjournment

There being no further regular business, the meeting was adjourned.

Walt Walker, Assistant Secretary