

**September Minutes of the Meeting of the Board of Directors of the Lee's Crossing Homes Association, Inc. 9- 14- 2023**

**Board Members In attendance:**

Leslie Brown

Laura Fenton

Angela Ford (arrived at 8:06)

Robert Meaders

A quorum was not reached until the arrival of Angela Ford at 8:06. An unofficial meeting was begun at

7:30 with the voice of the neighborhood held with residents in attendance.

**Others in attendance:**

Judy Floyd – ACC Manager

Walt Walker – Assistant Secretary

**Neighbors in attendance:**

David Carlson, Jordan James Edwards, Abbey and Tim Mertz, Bob and Mary Funk, Jane Pratt

**Voice of the Neighborhood:**

Dave Carlson inquired what progress was being made regarding the security / camera / access to the pool (for the purpose of the possible provision of swim at your own risk. Laura Fenton indicated that David Hettrich was working on changes / clarification of the bids received. She stated we had hoped to have made more progress, but David had been sidelined with COVID for a couple of weeks. She does expect this matter to be resolved shortly, but noted the pool is being closed for the season at the end of this coming weekend. Walt Walker indicated that part of the access control was the new rear corridor providing access to the restrooms without going through the pool. He stated that was completed and the mechanical keypad lock had been installed.

Bob Funk inquired about the acquisition of the slave lot on Chestnut Hill Circle and what taxes would henceforth be owed. It was explained that the lot had been acquired and the deed filed with the county. The lot was donated by Ms. Margaret Manning and the only taxes to be paid by the Association would be for five months owned by the Association in 2023. Beginning in 2024, there will be no property taxes due on the lot. Robert Meadows noted that volunteers were being sought for cleanup ideas / work with a meeting on October 20.

Laura Fenton noted that Margaret Waldrep was working on possible design

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improvements for the front entrance. She also noted that we will need volunteers for decorations for the holiday season at the front entrance. A question was also asked about the progress regarding the dog waste disposal stations. Leslie Brown noted that the station would be placed in the point of the berm beside the club parking lot and that the utility markings had just been completed.

Quorum reached.

A quorum was attained with the arrival of Angela Ford at 8:06 and Laura opened the meeting officially.

### **Secretary's Report.**

Walt Walker was taking minutes for the meeting at Matt Burnham's request. Walt noted that the August minutes had been circulated by Matt by email to the Board members. There had been one change to the minutes, and the minutes so modified were approved by the Board by acclamation.

### **Treasurer's Report.**

The Treasurers report was sent by email to the Directors prior to the meeting. Actual income YTD was \$212,683 versus budget of \$189,470 (the difference being the collection of old liens of approximately \$25,000). YTD income from operations was \$82,408 versus budget of \$47,644 (same reason as above primarily for the difference). Cash on hand was \$140,971 and the loan balance was \$98,810. The report was approved by the Board by acclamation.

### **Tennis:**

Matt Burnham had provided information to Laura Fenton regarding bids to repair and resurface the four tennis courts. It was noted by the companies submitting bids that the cracks would get worse and more grit would come through the surface if repairs were not made prior to the winter. Matt had gotten multiple bids and these were discussed in executive session. The Board voted unanimously to approve the low bid by Signature Tennis with work to take place in November.

### **Pool:**

Pool was to close for the season at the end of this weekend. Laura Fenton reported that the season had gone extremely well with only two times a guard was late (one time was for one hour because of traffic, and the second time was our failure regarding the requested time). It was noted that the performance of the guards was greatly improved over the prior year. A discussion was had regarding the acquisition of a new lifeguard stand, but action was deferred.

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**Architectural Controls:**

Individual ACC matters were discussed in executive session

**Social Events & Clubhouse:**

It was noted that Carly had voluntarily retired as social chair. No replacement has been appointed, but Bonnie Brim had volunteered to head the Oktoberfest.

**Other:**

Welcome Committee – Leslie Brown – no report.

Publication of a directory was discussed without any resolution. It does appear that the consensus of the Board is not to include a directory on the website. Per Angela Ford, less than one-half of the members consented to the publication of their phone numbers.

Sign Design. Margaret Waldrep has requested an additional \$100 for sign design for the front entrance. This was approved by acclamation. It was noted that she had suggested two possible avenues for improvement. One was for richer colors for the existing signs and background. The other was for new signs and possibly a change in the monuments. While no action was taken, it was noted that a large expenditure for new signs and the monuments might not be feasible in the current budget.

**Executive Session**

The Board adjourned into executive session to discuss certain ACC issues and certain proposed contracts.

**Adjournment**

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

Walt Walker, Assistant Secretary