

Minutes of the Meeting of the Board of Directors  
of the Lee's Crossing Homes Association, Inc.  
April 15, 2021

Directors Participating: John Branham, Matt Burnham, 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. Chad Ellis and Jordan Lawson arrived at approximately 8:15.

The Board meetings are ordinarily held on the second Thursday of the month, but this meeting was held on the third Thursday, as April 8 was during spring break.

Voice of the Neighborhood:

Neighbors in attendance: Erin and Brian Horner, Irene Dickman, Pat Quigley, Beth Childress, Devin Smith, David Easton, Richard Hunter, Robert Meaders and Bob Funk.

Judi Floyd also attended as ACC manager.

David Easton addressed the Board regarding his request for a DIY stone wall. Walt Walker reminded the Board that individual homeowner requests for ACC approval or appeals regarding ACC decisions are to be handled in executive session.

Brian and Erin Horner addressed the Board regarding their request that the ACC standards be changed to allow the display of BLM signs and / or other such signs or flags that contain social justice / political messaging. When asked if the Board should allow signs or flags that might be favored by those with dissimilar ideologies, Brian stated that such other displays should not be allowed as they promote hate. He suggested that the arbiter of what should be allowed might be the Southern Poverty Law center. After a prolonged discussion amongst those present, Phil Karp thanked everyone for their input and indicated that the Board would be reviewing the legal implications of revising the ACC standards in executive session.

One of the neighbors in attendance asked if we were going to have the pool opened this year. Walt Walker answered that the main pool has already been prepped, lifeguards hired and that we plan the opening to occur on the afternoon the City schools close for the summer recess. He also indicated that we will have a swim team which will begin practice on May 17. The Board has been working with the swim team manager, Sarah Martin, regarding protocols for practices, meets and registration.

One of the neighbors asked why the Board should place any restrictions that were not necessary to prevent liability. Walt Walker answered that our duties also include protecting our residents, protecting our facilities, and maximizing the enjoyment of property. As an example, he cited that employing lifeguards has been a decision of the Board to keep users from being injured (or worse) and to avoid damage to our facility, whether or not having lifeguards necessarily reduces liability.

### Secretary's Report:

The March 11 minutes, both regular and executive, were previously emailed to the Directors. These were approved by acclamation.

The deadline for the return of special election ballots for the one open director is April 30. Angela Ford had notified the Directors previously that enough ballots have been returned to establish a quorum.

### Treasurer's Report:

Angela Ford reported that all but 11 homes have paid the 2021 assessments (there are also a small number of homes that have not paid the 2020 assessments). Statements for the year to date ending April 15, 2021 have year to date income of \$156,955 versus budget of \$ 157,735, expenses of \$31,847 versus budget of \$ 44,847, and income from operations of \$125,108 versus budget of \$112,888. Cash balances are \$173,165.

The Directors approved the Treasurer's report by acclamation.

### ACC Report:

Judi Floyd was to discuss certain problem lots in executive session.

### Swim & Tennis:

Walt Walker noted that the leak in the City water line between the clubhouse and the benches overlooking the tennis courts had been located and repaired. Including a new shutoff valve near the water meter, the employment of a leak detection specialist and a repair of the line, the total cost was approximately \$1,300.

Matt Burnham (who has coordinated tennis court operations) asked for approval to lock the tennis courts during swim meets. The Directors so approved.

Walt Walker reported that he and Chad Ellis met with Kevin Brown of Gibbs landscaping regarding drainage issues outside the fence near the splash pad. Gibbs proposed placing a rock and gravel berm in the area to divert and filter the water draining off the hill into the splash pad. Gibbs will also plant mondo grass on either side of the berm. The cost is approximately \$900. The Board had approved this expenditure by email prior to the meeting and work is to begin on April 16.

Also by prior email, conduct of the swim team for this year was approved. Such rules include meets with our team only, a maximum number of volunteers, parents and swimmers on the deck of 150, pre-packaged food only, 4 home meets with the pool closed to residents at 4 PM, and an end of season party on June 29. Walt Walker reported that he had provided Sarah Martin with a release of liability form for execution by non-

resident participants. The Board thanked Sarah Martin and John Branham for coordination.

Walt Walker noted that the swim blocks will need to be taken out of the attic and installed in the next few weeks.

Walt Walker reported that the pool has been uncovered and the main pump is running. The splash pad is scheduled for repair and cleanup next week. Inspections are to take place by the end of April. American Pool has hired 5 guards to date for our facility (this does not include Anna and Theresa Fenton who are also expected to guard some on weekends).

Jordan Lawson is going to be in charge of the coke machine operations.

Other:

The Clubhouse will continue to be unavailable for rental or any large functions by the Association because of the continued pandemic and the risks of indoor gatherings. It is only being used for Board meetings with mask usage and distancing required.

Installation of the additional wall tile in the bathrooms authorized in December is pending.

Matt Burnham reported that the City has installed the last speed table on Lee's Trace. It is at the bottom of the large hill approaching the intersection with Lee's Trace and Trailwood.

An executive session was held to discuss certain legal matters regarding the revision of ACC standards and also to discuss certain homeowner individual ACC requests. After conclusion of the executive session, the regular session was resumed.

The Board approved unanimously a May 1 revision to the ACC standards regarding signs, flags and banners and trampolines.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary