

**Lee's Crossing Homes' Association
Board of Directors' Meeting**

Minutes of the February 2016 Meeting
February 11, 2016 ~ 7:30 PM

Board Members Present: President Joe Fenton, Walt Walker, Angela Ford, Erroll Eckford, David Burke, Melissa Drehs, Jason Waters.

Neighbors Present:

- David Waldrep 1141 Chestnut Hill Circle

Voice of the Neighbor:

No issues came before the Board.

ACC Report:

Davis Waldrep presented the January ACC report. David reported that two homes have outstanding issues that are being addressed.

Secretary Report:

The minutes from the January meeting were presented by Joe Fenton. No changes were noted to the minutes, Walt Walker made a motion to accept and David Burke seconded the motion. The minutes were accepted by voice vote.

Treasurer Report:

Angela Ford presented the final treasurer's reconciliation report for 2105. Walt Walker made a motion to accept the report and Erroll Eckford seconded. The final 2015 treasurer's report was approved by voice vote.

Angela reported that 320 of 409 homeowners have paid their dues. Letters will be sent to homeowners who have not paid before the February 20 deadline after which penalties will kick in.

Walt Walker made a motion to approve the January 2016 Treasurer report and Jason Waters seconded the motion. The January 2016 Treasurer report was approved by voice vote.

Community Garden:

The Board approved a survey to be sent to LC residents to determine the amount of support for a community garden proposed by Meredith Duncan as a Girl Scout Gold Award project.

Refinancing Loan:

Jason Waters reported that he is speaking with the banks that have previously proposed to refinance the existing Lee's Crossing loan. The Board agreed to increase the principal amount of the loan to \$100,000 to finance anticipated capital expenditures including new pool fencing, resurfacing of the pool and new pool furniture.

Jason will get quotes from the banks for a replacement loan in the amount of \$100,000 with a 10 year fixed rate, secured by a pledge of the income stream and including a negative covenant regarding any pledging of the property itself.

Pool Drainage Remediation:

Walt Walker presented a proposed solution to remediate the drainage problem outside the fence extending from the far end of the pool pavilion to the corner of the clubhouse. The

proposed solution will include a drain field leading to a collection tank where water would then be automatically pumped to the clubhouse parking lot. The cost of the remediation is estimated at \$5,100, and it was noted that the water feature contract included a discount of \$4,000 for late completion, so that the construction of the water feature and the drainage remediation would total in cost only \$1,000 more than the originally contracted price for the water feature alone. Joe Fenton made a motion to move forward with the work and Walt Walker seconded the motion. The motion carried by voice vote.

Traffic Enforcement:

The number of new families in the neighborhood with young children has resulted in a substantial increase of foot and bike traffic crossing Lee's Trace at the upper intersection with Chestnut Hill Circle so as to access the pool and tennis facilities. To enhance safety for these pedestrians, at the suggestion of our councilman, Grif Chalfant, Walt Walker will draft a letter asking the City Council to add crosswalks and a four way stop at the intersection.

Fencing Update:

Walt Walker reported that he will get estimates to replace the existing approximate 385 feet of pool chain link fence with a new ornamental steel fence and an 8' double gate.

Swim/Tennis:

- **New Fencing** – Walt to get estimates for new ornamental pool fencing.
- **Furniture** – Erroll reported on two options for new pool furniture. The Board approved purchasing the fabric type, new pool furniture in 2016.
- **Playground** – Erroll reported that the new baby swing for the playground is \$55 and the replacement of the playscape bubble is approximately \$150-\$200. The Board approved the expenses.
- **Inside Clubhouse Painting** – Joe to get quotes to paint the interior of the clubhouse.
- **Clubhouse HVAC Maintenance** – Walt Walker will get quotes for a service agreement for the clubhouse HVAC.
- **Pool Schedule** – The Board discussed the summer pool schedule. The pool will open as usual on Memorial Day weekend. The pool will remain open during weekday school hours after school opens on August 3, as long as guards are available.

Social Media:

The Board considered the existing Lee's Crossing Facebook page (which is not owned by the Association) and the possibility of establishing an official LC Facebook page. David Burke reported that the current Lee's Crossing Facebook page was established by a Lee's Crossing resident. It is set up so that members have to invite others to be members, thereby creating a members only website. A review of recent posts indicates that the Facebook page is being used appropriately for posts relevant to the neighborhood. David recommended that at this time there is no need to establish another social media site for the Board but there may be some areas where the neighborhood website and the Facebook page can be enhanced to provide better information sharing.

External Report:

No external items were brought before the Board.

Minutes Respectfully Submitted,
Joe Fenton