

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

Minutes of the February 2015 Meeting
February 12, 2015 ~ 7:30 PM

Board Members Present: President Walt Walker, Jason Waters, Angela Ford, Joe Fenton, Erroll Eckford

Neighbors Present: Bill Wilson, Patty Witcher, Evelyn Akin

President Walter Walker called the meeting to order at 7:37 PM.

Voice of the Neighbor

Bill Wilson questioned the status of the drainage issue on Trailwood Lane discussed at the November meeting. President Walt Walker indicated that he has discussed the issue with Councilman Grif Chalfant who related that the City should be able to correct the issue. The Board will continue to follow up to ensure there is City action to resolve the issue.

Patty Witcher commented on residents from the Rockford Township who have removed or moved trees in the buffer zone between Lee's Crossing properties and Rockford Township properties that was included as part of the zoning agreement for Rockford Township. Patty requested that an article be included in the newsletter to request Lee's Crossing residents to identify trees that have been moved or removed in the buffer zone to identify the extent of the problem to take to the City and/or Rockford Township HOA.

Minutes

The Minutes from the December meeting (no January Meeting was held) were reviewed and approved.

Treasurer Report

Angela Ford reported that sixty-eight "not late" assessment notices are to be sent. This is in line with past years.

The financials have been officially transferred from Gordon to Angela.

Walt Walker made a motion to approve the financials and Joe Fenton seconded. The financials were approved by voice vote.

ACC Report

No outstanding home issues were presented.

A request has been made by a neighbor for the Board to consider replacing the current mailbox posts. The concern expressed is that the current posts are dated and an updated mailbox post would help update neighborhood profile. The Board has agreed to consider mailbox replacement as part of a future capital/assessment project.

Landscaping

Evelyn Bush presented a proposal from Georgia Landscaping for work to include:

- Options to replace or repair clubhouse sidewalks
- Installation of an entrance bed on the left side of the entrance near AL Burruss
- Correct the path at the right side door to the clubhouse.
- Correct tennis court drainage.

The Board said that they will consider these proposals and perhaps get additional estimates, particularly considering that there may be other capital work being conducted where the work could be included in another scope of work (i.e., concrete contractor including sidewalk work)

Joe Fenton proposed that the landscape contract be bid to at least three companies. The Board agreed and Angela Ford said she would try to find a past scope of work to be used to develop a scope of work to be bid.

Walt Walker presented a bid of \$1,350 to remove three pine trees overhanging tennis courts three and four. The Board approved the removal of the pine trees.

Refinancing Debt

Jason Waters has been working with several banks to develop refinancing options of the current debt to take advantage of low current interest rates to refinance the current Lee's Crossing debt to fund capital projects. Two proposals were reviewed for the refinancing. The Board agreed that at this time the HOA has budgeted sufficient funds to finance the capital projects currently identified and we will continue to pay down the current financed amount.

Swim/Tennis

Joe and Laura Fenton will identify permanent pool lighting to be provided for swim meets.

Walt Walker will get quotes for a childrens' water feature to replace the toddler pool.

External Report

No items noted.

Nominations for the Board

Board openings include Members Joe Fenton, Walt Walker, and David Hettrich and Board Treasurer Angela Ford.

The list of open seats and those who have been nominated will be included as a ballot as part of the annual dues payment due February 1, 2015 and advertised in the January newsletter.

Executive Session

No items noted.

Minutes Respectfully Submitted,

Joe Fenton
Secretary

Action Items:

12-18-15:1 – Joe and Laura Fenton to solicit lighting quotes to install permanent lighting at the pool for swim meets

2-12-15: 1 - Walt Walker to get quotes for Water feature to replace the current toddler pool.

Look at opportunities to reestablish neighborhood watch project in the neighborhood in cooperation with the City Police Department.