

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

Minutes of the January 2016 Meeting
January 14, 2016 ~ 7:30 PM

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

Joe Fenton welcomed Melissa Drehs as new Board member to fill the unexpired term of David Hettrick.

Neighbors Present:

- Bob Funk, 580 Lee's Trace

Voice of the Neighbor:

No issues came before the Board

Secretary Report:

There was no December meeting.

Joe Fenton presented minutes from the November 2015 meeting for member consideration. Erroll Eckford made a motion to accept and Walt Walker seconded. The minutes were accepted by voice vote.

Treasurer Report:

Angela Ford presented the Treasurer's Report through the end of 2015. Angela reported that there are a few outstanding invoices to be paid for 2015 before she can present a final 2015 report.

The Board approved adding a \$25 Property Owners' Association processing fee to provide closing letters for neighborhood property closings.

Joe Fenton moved to accept the report and Walt Walker seconded the motion. The Treasurer's report was accepted by voice vote.

Refinancing Loan:

The Board discussed refinancing the current loan to take advantage of lower interest rates. The Board received two proposals last year and decided not to move forward with refinancing at that time. Jason Waters presented the proposals that State Bank and Bank of North Georgia made last year.

The Board requested that Jason ask for updated proposals from the banks to be considered at the February Board meeting. The Board discussed using the refinancing as an opportunity to finance some of the larger anticipated capital projects including replacing the fence around the pool and resurfacing the pool.

Landscaping Contract:

The contract with Gibbs Landscape was signed on January 6. Gibbs will provide a regular team with an assigned project manager to serve the neighborhood. The sprinkler system maintenance will be included in the contract with Gibbs.

New Signage:

Joe Fenton will provide the revised signage language for Board approval and Erroll Eckford has agreed to get quotes to add a new sign to the entrance to the Clubhouse parking lot and replace the sign at the entrance to the pool.

Lighting Update:

A new streetlight was added by Marietta Power on Lee's Trace between Manning Road and Waterwind Way to address some concerns expressed about the lack of light in that area. Our connection with the Marietta Police Department through the neighborhood watch program was a key to getting this accomplished.

Swim/Tennis:

- **New Fencing** – Walt will get quotes for new pool fencing.
- **Furniture** – Erroll reported on two options for new pool furniture. Tubular flat chairs, similar to the ones currently at the pool, are \$85. A fabric sling chair is \$135. Erroll will get quotes to replace furniture at the pool.
- **Playground** – Erroll reported that the bubble on the playground and the baby swing on the swing set need to be replaced.
- **Inside Clubhouse Painting** – Jason volunteered Katie Waters to make recommendations for paint colors for the inside of the clubhouse.
- **Clubhouse HVAC Maintenance** – John Pratt brought to the Board's attention that he changed the filters on the clubhouse HVAC system recently and noted that it had been a while since they had been replaced. The Board agreed to consider contracting for a semi-annual maintenance agreement to service and maintain the HVAC systems. Walt Walker will get quotes.

ACC Report:

No significant outstanding ACC issues were noted.

Social Committee Request for Smoker:

The social committee has made a request to purchase a smoker to provide BBQ for pool events. The Board agreed that at this time, with the limited number of events that require smoking BBQ, it is more cost effective to rent a smoker as needed.

External Report:

No external items were brought before the Board.

Minutes Respectfully Submitted,
Joe Fenton