

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
March 11, 2021

Directors Participating: John Branham, Chad Ellis, Angela Ford, Phil Karp and Walt Walker. A quorum being present, the regular meeting was called to order by Phil Karp at 7:40 pm.

Also attending were Jordan Lawson and Matt Burnham to be installed as new directors upon certification of the election by the Board.

The meeting was conducted in the large clubroom with the directors maintaining physical distancing and entering while wearing masks.

Voice of the Neighborhood:

Neighbors in attendance: Noel Follrath, Robert Meaders, Bob Funk, Brian and Erin Horner, Alison Hardwick, and Patrick Tansour. Judi Floyd also attended as ACC manager.

Noel Follrath spoke regarding the upcoming pool season. He prefers that we allow family members as guests (specifically grandchildren), allow the chairs and lounges to be put out and that we not require reservations. Phil Karp indicated that the Board was waiting for additional guidance from the CDC and health department, but he believed we might be inclined to allow some guests. Putting out the furniture is more problematic because the sanitizer we would be required at this time to use at least once per day is not supposed to be sprayed on fabric. Registration will be dependent on capacity restrictions and guest rules.

Brian & Erin Horner, Alison Hardwick and Patrick Tansour spoke in favor of allowing social justice and political messaging signs and flags (now prohibited). Various directors indicated that a desire to minimize signs in general, but offered to look at any proposal that the four neighbors might provide.

Secretary's Report:

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

The election results were presented by Angela Ford. More than 40% of the homes returned ballots so the required quorum was exceeded. By acclamation, Matt Burnham and Jordan Lawson were elected as directors with terms ending in March of 2023, and Angela Ford was re-elected as Treasurer for a term ending in March of 2022.

Walt Walker presented a proposed ballot for the special election for the one seat occasioned by the death of then director and candidate Joe Fenton. The two candidates

are Laura Fenton and Robert Meaders. Ballots will be mailed on or about the 15th of March and the deadline for return is April 30 (unless extended as needed to reach a quorum). Voting can be accomplished by returning the ballot in the included, self-addressed and stamped envelope or by email. Information required is the voters name and address, along with the selection of one candidate. Write in votes are not acceptable. The ballot was approved by acclamation.

Upon motion, by Walt Walker and seconded by Angela Ford, Phil Karp was re-elected as President. Upon motion by Phil Karp and seconded by Angela Ford, Walt Walker was re-elected as Secretary for the remainder of his holdover term.

The Board discussed liability waivers for the 2021-2022 year. Walt Walker reported that the waivers from last year remain in effect and that the need is to complete waivers for new owners and for those individuals listed as minors last year, but who have reached the age of majority this year. In Walt's opinion, getting waivers for new owners should be easier than getting new waivers for all owners. Since Angela Ford handles collecting the waivers, Walt believed we should defer to Angela's judgment. After input from Angela, the Board agreed to require new waivers only from new owners and those minors reaching the age of majority this year (with John Branham's dissent).

Treasurer's Report:

Angela Ford reported that all but 30 homes have paid the 2021 assessments. The last date for payment without late fees was February 21. Statements for the Year to Date ending March 11, 2021 had year to date income of \$149,679 versus budget of \$147,412, expenses of \$15,628 versus budget of \$28,105, and income from operations of \$134,051 versus budget of \$119,307. Cash balances are \$182,108.

The Directors approved the Treasurer's report by acclamation.

ACC Report:

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

Walt Walker was going to discuss advice from our attorney regarding the letter and appeal process for ACC violations, also in executive session.

Swim & Tennis:

Walt Walker reported that the contract to do the sidewalk repairs had been completed and the vendor had been paid. He noted the work was done in a very professional fashion.

Walt Walker also noted that we have discovered a leak in the city water line somewhere between the clubhouse and the benches overlooking the tennis courts. The process is ongoing and is requiring the installation of a new shutoff valve on our side of the water

meter, the employment of a leak detection specialist and a repair of the line itself. Total costs may approach \$2k.

The Board discussed allowing the ALTA and USTA teams to use the restrooms during practices. Walt Walker noted that the teams use these facilities during matches as required by the respective leagues (the teams captains are to clean at the end of the matches, the various handles, faucets, toilet seats, etc. with a spray sanitizer we furnish). This requirement is to meet guidance of the CDC and health department regarding sanitization at least once per day. The Board voted to allow the use of the restrooms during practices, while requiring the captains to follow the same protocols (John Branham opposed).

Walt Walker noted that the article explaining our procurement process of a new pool management contract was included in the March newsletter.

The Board discussed plantings to lessen drainage from the bank beside the pool deck near the splash pad. John Branham believed the pool management company should provide such landscaping advice. The Board decided instead to approach our landscaping contractor for such recommendations, and Chad Ellis and Walt Walker will meet with Gibbs.

Due to time constraints, the Board was unable to develop recommendations regarding the conduct of swim team this spring, although all of the Directors are in favor of having a team this year. Phil Karp noted we need to do this prior to the next meeting.

Other:

Walt Walker reported that Grif Chalfant has gotten public works to finally examine the first and second speed tables. They have determined that the tables need significant repairs which should happen in the next two months.

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.

Food truck Tuesdays are on hold until further notice.

The Board decided to have the annual neighborhood yard sale during the last Saturday in April. Angela Ford advised that the sale is being advertised on Facebook Marketplace.

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

An executive session was held to discuss certain legal matters. After conclusion of the executive session, the regular session was resumed.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Secretary