

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

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Minutes of the March 2016 Meeting  
March 9, 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
- Katie Waters            600 Trailwood Lane
- Meredith Warren        1118 Parkwind Way

**Voice of the Neighbor:**

No issues came before the Board.

**Clubhouse Interior Renovation:**

Ocampo Painting was the low bid for painting the interior of the clubhouse. Katie Waters and Meredith Warren presented the sample colors to select from. Meredith, Katie and the Board members agreed on colors for the great room and kitchen; the hallway and bathrooms; and the trim.

Katie and Meredith requested funds from the Board to be able to purchase new window treatments and accessories to accent the new paint colors. Walt Walker made a motion to approve \$1,000 to be applied to new window treatments and accessories and David Burke seconded the motion. The motion carried by voice vote.

**ACC Report:**

Davis Waldrep presented the January ACC report. David noted that there are not a lot of outstanding issues at this time beyond the standard mailbox paint and yard maintenance type issues that are generally addressed by homeowners.

**Secretary Report:**

The minutes from the February meeting were presented by Joe Fenton. Erroll noted that in the ACC report section "Davis" should be corrected to "David". David Burke made a motion to accept the minutes and Erroll Eckford seconded the motion. The minutes were accepted by voice vote.

**Treasurer Report:**

Angela Ford presented a revised 2015 final financial statement due to a late request for reimbursement for a December social event. The change did not substantially change the 2015 financial statement approved by the Board at the February meeting.

To date, 24 of 409 homes have not paid annual assessments. Letters have been sent notifying those homeowners that they have incurred a \$50 late fee and requesting that the homeowner make payment.

Walt Walker made a motion to approve the Treasurer Report and Jason Waters seconded the motion. The Treasurer Report was accepted by voice vote.

**Refinancing Loan:**

Jason Waters reported that he has spoken to banks that have previously proposed to refinance the neighborhood loan and requests have been submitted today. He is anticipating a rate of 5% for a 10 year fixed loan for a \$100,000 loan. Jason said that the loan terms would not have a pre-payment penalty. The Board anticipates having options to refinance the loan at the April meeting.

**Board Election Results:**

Angela Ford reported that Erroll Eckford, Jason Waters, and David Burke were elected to retain their seats on the Board for two years. Angela Ford was reelected as Treasurer for an additional one year term.

Erroll Eckford made a motion that Joe Fenton continue as President for an additional year and David Burke seconded the motion. The motion carried by voice vote.

Joe Fenton made a motion that Walt Walker be Secretary for the upcoming year and David Burke seconded the motion. The motion carried by voice vote.

**Community Garden:**

A spreadsheet showing the responses from the neighborhood survey asking for input about creating a community garden as part of a Girl Scout Gold Project was reviewed by Board members. While there seems to generally be support of such a garden, the placement on the hill in front of the neighborhood was not a popular place due to aesthetic concerns.

Jason Waters reported that he had met with Julie King, principal at A.L. Burruss Elementary and Julie expressed an interest in partnering on a community garden.

Joe Fenton said he would communicate the information from the survey, the LC Board reservations about having the garden on the hill in the front of the neighborhood and the interest from AL Burruss to partner on a community garden with Meredith.

**Clubhouse/Pool Signage:**

Erroll Eckford reported that he has received the language for the clubhouse and pool signage and will make minor modifications as needed to best fit new neighborhood signs. Erroll will get quotes to provide signage and present the quotes to the Board for approval.

**Neighborhood Yard Sale:**

The Board approved May 7, 2016 as the date for the annual spring yard sale. Notices will be included in the next newsletters.

**Bike Safety Seminar:**

Lori Walker, a certified bike safety trainer, has volunteered to present a bike safety seminar for Lee's Crossing children ages 5 – 14 on April 2, 2016. The Board approved this use of the clubhouse and parking lot.

**Pool Fencing:**

Walt Walker reported that he received two quotes for new pool fencing. The fencing specified would be Fortress Brand 6' steel fence with spear tops. The proposed work would include material and labor to install the fence on the concrete pool pad. The quotes were from Fencework GA - \$13,560 and Marietta Fence Company - \$14,028.

Erroll Eckford made a motion to approve \$14,000 for new pool fencing and Jason Waters seconded the motion. The motion was approved by voice vote.

**Tree Trimming:**

David Burke reported that there are some trees overhanging the pool area that should be removed before we install new fencing. David volunteered to work with the tree trimming companies working in the neighborhood to get quotes for tree removal.

**Pool Furniture:**

Erroll Eckford reported that he has quotes for new pool furniture for approximately \$18,000. Erroll has proposed Navy and Tan colors to match the neighborhood colors. The Board will consider whether to buy the furniture over a few years or make a single investment pending refinancing of the bank loan.

**Playground Equipment:**

Some neighbors have requested that there be an additional baby swing be added to the swing set at the clubhouse. Erroll reported that there is enough space to safely add an additional swing and he will include that to the list of playground improvements he is working on.

**Graduate Sign:**

Erroll reported that Barry Christensen is willing to do the graduate sign for one more year but would like to pass it off next year. There was a proposal to do a generic sign congratulating graduates but the Board agreed that acknowledging graduates by name was important to the neighborhood. Joe Fenton agreed to work with Barry and take over the graduate sign in 2017.

**Swimming Pool Opening:**

The Board considered a request to open the pool earlier. The Board agreed to the opening times of Friday at 10AM during swim team season, Saturday at 10AM and Sunday at 12 Noon.

The Board will look to identify someone to take over the pool monitor duties for the opening of the pool season.

**Partner in Education with A.L. Burruss:**

Jason Waters met with A.L. Burruss principal Julie King and discussed areas that Lee's Crossing residents may be able to help at the school. Julie will put together a list of potential areas where the school can use help.

**Pool Drainage Remediation:**

Work is underway on remediating drainage problems on the north side of the pool.

**External Report:**

No external items were brought before the Board.

Minutes Respectfully Submitted,

Joe Fenton