

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
May 13, 2021

Directors Participating: John Branham, Matt Burnham, Angela Ford, Phil Karp, Jordan Lawson and Walt Walker. A quorum being present, the regular meeting was called to order by Phil Karp at 7:30 pm.

Voice of the Neighborhood:

Neighbors in attendance: Beth Childress, Carol Pocius, Frank Akin, George Childress, Justin Gilland, Bob Funk, Allie Thelen, Matt Cipolla, Jessica King, Lindsey Coleman and Alex McMichael.

Judi Floyd also attended as ACC manager.

Matt Cipolla spoke in favor of ending our COVID 19 related restrictions at the pool, namely allowing guests, putting out our furniture (and grills) and no longer requiring pool registrations. Several other individuals echoed the same sentiments. Various Directors indicated that such changes were in the works and would be announced in an opening letter. A question arose as to whether or not the CDC had changed restrictions regarding pools today. Walt Walker indicated that he had seen a removal of the mask wearing and social distancing recommendations for those who are fully vaccinated, except in certain crowded venues. Walt was unaware of any other changes today and agreed to investigate further.

A few individuals wanted the pool to be open at other hours for swim at your own risk and it was mentioned that other neighborhoods had such policies. Walt Walker noted that there is a detailed memo on the website explaining why Lee's Crossing has always been open only with lifeguards. It was also noted that some of the neighborhoods that have allowed swim at your own risk have suffered resulting vandalism.

Justin Gilland requested that the Board broadcast its board meetings. The Directors agreed to discuss in executive session.

Secretary's Report:

The ballots for the special election for the last director position between Laura Fenton and Robert Meaders were counted separately by the three officers, Angela Ford (Treasurer), Phil Karp (President) and Walt Walker (Secretary). More than 50% of the owners cast ballots and Laura Fenton won in a close race. The Board approved the results of the election, and Laura was thus installed, replacing Walt Walker as a holdover director. Laura's term will run through March of 2023.

Upon nomination by Phil Karp and approval by acclamation, the Directors voted Jordan Lawson as the new Secretary. Walt Walker will complete the minutes for this meeting and then help the new Secretary with the transition.

Phil Karp announced to those in attendance that Walt Walker had served as a Director for 20+ years. Phil thanked Walt for his service and noted that, at the request of the Directors, Walt will continue to serve the Board as a volunteer.

The April 15 minutes, both regular and executive, were previously emailed to the Directors by Walt Walker. These were approved by acclamation.

Treasurer's Report:

Angela Ford reported that all but 11 homes have paid the 2021 assessments (there are also a small number of homes that have not paid the 2020 assessments). Statements for the year to date ending May 13, 2021 have year to date income of \$157,381 versus budget to date of \$157,381, expenses of \$160,435 versus budget to date of \$60,690, and income from operations of \$122,293 versus budget of \$99,745. Cash balances are \$169,432.

The Directors approved the Treasurer's report by acclamation.

ACC Report:

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

Swim & Tennis:

Walt Walker noted that the pool and splash pad passed the health department inspection on April 30. The autofill device for the splash pad was installed as of today by American Pool. Walt reported also that he installed the swim team blocks today.

It was reported that the swim has 152 members and will begin practices after school this week. There will also be a stroke clinic on Saturdays.

Matt Burnham reported that the tennis courts are in good condition and the reservation system is in place for the courts. Matt hoped that we can possibly develop tennis lessons / tennis camps for kids.

The Board will meet in executive session to discuss certain pool opening protocols.

Other:

John Branham announced he had installed the graduation banners. He noted that the shrubs in front of the banners would need to be pruned in order to avoid obstructing the bottom of the banners.

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.

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

An executive session was held to discuss certain legal matters regarding the certain homeowner individual ACC requests. After conclusion of the executive session, the regular session was resumed.

Adjournment:

There being no further items, the meeting was adjourned.

Walt Walker, Acting Secretary (for the remainder of this meeting).