

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

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

**Board Members Present:** President Joe Fenton, Walt Walker, Angela Ford, Erroll Eckford, David Burke

**Neighbors Present:** No Neighbors present for the meeting.

**Voice of the Neighbor:**

No issues came before the Board

**Secretary Report:**

Joe Fenton presented minutes from the October meeting for member consideration. Walt Walker made a motion to accept and David Burke seconded. The minutes were accepted by voice vote.

**Treasurer Report:**

Angela Ford presented the Treasurer's Report for October. Walt Walker moved to accept the report and David Burke seconded the motion. The Treasurer's report was accepted by voice vote.

**Swim/Tennis:**

Dollar on Your Door – Erroll asked about dollar on your door event for December to collect funds to distribute among the sanitation workers. Erroll confirmed during the meeting that Lisa Baker will lead the volunteer effort on December 12 and 13.

Swim/Tennis revised rules - Walt confirmed that the revised swim/tennis rules were affirmed by the Board by email and posted on the website.

LC Facebook Page - The Facebook page was discussed and it was suggested that the current Facebook page have a disclaimer that it is not an official Lee's Crossing site. David Burke volunteered to review and make recommendations to the Board about setting up an official Lee's Crossing Facebook site to post information and documents for neighbors.

Pool Fencing - Walt Walker spoke to Circle A fencing to get an estimate to replace the fence surrounding the pool with a more decorative steel fence. The estimate was for approximately \$40 a foot for approximately 300 feet of fence, including a new gate with handicap release. This will be included as a potential capital improvement item in the five year budget.

New Water Feature – Walt Walker reported that adjustments were made to the water feature drainage to upgrade from a 4" drain line to a 6" drain line to avoid ponding on the deck.

**Landscaping Contract:**

The Board received and reviewed four proposals in response to the RFP sent in September. Based on the proposal and costs submitted, Walt Walker made a motion to change from Georgia Landscape to Gibbs Landscape pending confirmation of references. Joe Fenton seconded the motion. The motion carried by voice vote.

**2016 Board Nominations:**

Nominations for the 2016-2017 open Board positions: Jason Waters, Director; Erroll Eckford, Director; David Burke, Director; and the one-year position, Angela Ford, Treasurer, are being accepted through November 30, 2015. The ballot will be included with the assessment dues bill.

**Traffic Enforcement:**

The Board requested that Walt Walker draft a letter to be sent to the City explaining that while the speed tables, and to a lesser extent, the speed sign, that were installed seem to have helped with the traffic speed in those areas of the neighborhood, a second traffic speed sign that was approved for Lee's Trace closer to the back of the neighborhood was never installed. The Lee's Crossing Board would ask for the City Council to consider installing additional speed tables on Lee's Trace between Trailwood and Chestnut Hill Circle in place of the speed sign that was not installed.

Pool signage – Erroll has agreed to get quotes to replace general clubhouse and pool signage if Joe Fenton will update the language for the signs.

**ACC Report:**

The Board did not have a recent ACC report.

**External Report:**

Joe Fenton reported that a property owner from the Rockford Township neighborhood submitted a proposed landscape plan for his back yard which adjoins four Lee's Crossing properties. Joe reported that the landscape plan was presented to those four Lee's Crossing neighbors and no objections to the plan were noted.

**Five Year Budget:**

The Board discussed the current budget and the projections through 2020. Capital Improvement projects projected to be completed during that time include:

- Replace fence around the pool - \$13,000.
- Pool Resurfacing - \$23,000.
- Continue Pool Deck Replacement – \$3,000.
- Pool Furniture Replacement - \$3,000 a year for 3 years.
- Pool Cover repair - \$1,500.
- Clubhouse Painting - \$2,500.
- Resurface Tennis Courts - \$4,000

The Board authorized Jason Waters to request bank proposals to refinance the existing bank loan to a lower interest rate in 2016.

Angela will make adjustments to the five year budget and present it to the Board for approval.

**Executive Sessions:**

The Board discussed personnel issues.

***November 18, 2015 - 7:00 PM (continuation of November 12 meeting)***

Board Members Present: Joe Fenton, Walt Walker, Erroll Eckford, Angela Ford, Jason Waters, David Burke. (Note: The Board Members waived notice of a special called meeting by their presence at the meeting.)

The Board reconvened to discuss personnel issues.

New Signage for the parking lot at the clubhouse and pool entrance signage was discussed. The language for the signs was generally approved by the Board and Walt will make adjustments and have the language reviewed by Board members before asking for proposals to make and install the signs.

**Post meeting note:** The final five year budget proposal was approved by email vote and distributed for resident review in the December 2015 newsletter.

Minutes Respectfully Submitted,  
Joe Fenton