

Minutes of the Meeting of the Board of Directors
of the Lee's Crossing Homes Association, Inc.
October 13, 2016

Directors Present: Erroll Eckford, Joe Fenton, Angela Ford, Walt Walker, and Jason Waters.

A quorum being present, Joe Fenton called the meeting to order at 7:40 pm.

Voice of the Neighbor:

None were present.

Secretary's Report:

Walt Walker presented the minutes of the September 8 meeting and the minutes of the special September 22 meeting. The minutes were reviewed and approved by acclamation. The Board noted that the September 22 meeting was solely to deal with a contract claim. As such, the meeting was considered to be in executive session and those minutes will not be posted to the website.

Treasurer's Report:

Angela Ford presented the calendar year financial statements for the year-to-date. Angela reported that all homes have paid the 2016 assessments. After discussion, the statements were approved by acclamation.

Angela presented a draft multi-year budget for discussion. The budget provided a 2017 assessment of \$370 and a change to \$375 in 2020. It was noted that the social budget for 2017 was \$1,000 less than the projected total for 2016 upon the recommendation of Rachael Hunter, the current social chair. Walt Walker stated that the pool management budget reflected no change in the base contract from American Pool for the next three years, as American Pool has made a commitment for no price increase, while still providing coverage at no additional cost for all repairs (including replacement, if needed) for all pumps (4) and the salt water generators. Nonetheless, the pool management budget included an increase to reflect additional open hours in 2017.

After much discussion, the Board determined that the annual assessment had not increased in several years, was lower than competing subdivisions and should increase to \$375 in 2017 in order to maintain appropriate reserves. The Board anticipates with no increase after 2017 for at least four years. So modified, the budget was approved by acclamation for presentation to the homeowners in the November newsletter.

ACC Report:

David Waldrep was out of town on business. The Directors noted that he had provided the September inspection report by email prior to the meeting.

Swim & Tennis:

The Directors ratified the purchase, previously approved via email, of the new pool cover at an approximate cost of \$6,700 plus sales tax. It was noted the cover is manufactured by Merlin Industries and is the same model as previous. American Pool will store the cover until the resurfacing is completed and will assemble and install at no charge.

Walt Walker reported that three bids had been received for pool resurfacing (3 each for marble plaster and 3 for quartz resurfacing). The low bids for marble plastering were approximately \$25,000 (American Pool and Original 7) and the low bid for quartz was approximately \$32,000 (American Pool). While the quartz was generally thought to be superior, the original marble surface had lasted for at least 20 years, and the Board did not believe the additional cost was prudent. After discussion, the Directors, by acclamation, agreed to go with the marble dust resurfacing and to select American Pool because of its history with Lee's Crossing and the advantages of having the same company do the year round maintenance and the resurfacing.

The Directors ratified the warranty extension agreement with Court Makers produced subsequent to our negotiations in the special meeting on September 22. A copy of the agreement had been circulated to the Directors by email and is kept by the Treasurer.

Jason Waters reported that he has initiated discussions with Phil Wooten regarding moving the volleyball court behind the tennis courts.

Joe Fenton reported that a clubhouse renter wants to place a fire pit on the pool deck during the rental. We agreed subject to the stipulation that the fire pit be placed on a concrete board and that the placement could not be under any overhang of the buildings or pavilions.

External:

Our neighborhood was represented at a meeting of the A.L. Burruss volunteers by Angela Ford, Joe Fenton, Katie Waters and Katie White.

Other:

It was reported that a bike safety seminar was held on October 9, 2016.

Adjournment:

There being no further items, the meeting was adjourned.

By: Walter Walker, Secretary