

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

Minutes of the October 2015 Meeting
October 8, 2015 ~ 7:30 PM

Board Members Present: President Joe Fenton, Walt Walker, Angela Ford, Erroll Eckford, Jason Waters

Neighbors Present: Bob Funk, 590 Lee's Trace

Voice of the Neighbor:

No issues came before the Board.

Secretary Report:

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

Treasurer Report:

Angela Ford presented the Treasurer's Report for August. Angela reported that only two home have outstanding dues for this year.

Joe Fenton reported that the swim team budget will be zeroed out when swim coach bonus checks have been distributed.

Walt reported that the pool management budget is slightly over due to keeping the pool open for an additional weekend.

Angela requested that Capital improvement items and other budget item issues be forwarded to her so we can begin to develop the 2016 budget for publication.

Walt Walker made a motion to approve the Treasure's report and Erroll Eckford seconded. The Treasurer's report was accepted by voice vote.

Swim/Tennis:

New Water Feature – Walt Walker reported that adjustments will need to be made to the water feature during the off season including changing the holding tank and the size of the drains to resolve the “ponding” effect and provide a permanent cover for the pumps. The water drainage problem along the fence line will also be addressed. Walt will work with American Pool using warrantee and the penalties due because of missed schedules to minimize cost to Lee's Crossing for the work to be completed.

Pool Fencing – Walt Walker will research the cost of replacing the current chain link fence with and more decorative type fencing that will also improve security by reducing the opportunity to bend the fencing to go under the fence. It was recommended that the 2016 year budget include a \$12,000 capital improvement placeholder for fence replacement.

Pool Cover – The pool cover is warranted for 15 years. The cut in the pool cover made by vandals last year is not covered. Replacing the cover will be approximately \$6,000. Walt will meet with Jim from American Pool to determine whether it is better to replace the pool cover because it is at the end of the life cycle or send the pool cover for repair during next year's swim season.

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.

Lighting – Front Entrance

A complaint was made about the lack of lighting available at the front entrance to the neighborhood. Joe Fenton noted that the light at the corner of Waterwind Way and Lee’s Trace is out contributing to the lack of light. Joe will contact Water and Lights to get the light replaced and then reevaluate options.

Lighting – Clubhouse and Parking Lot

The lighting around the clubhouse and clubhouse parking is lacking. During the visit by the Marietta Community Police officers they commented on the lack of lighting that may be contributing to the loiterers in the parking lot and around the clubhouse. Joe Fenton will look at inexpensive opportunities to enhance the lighting in this area (led lights, motion detectors, dusk to dawn lighting, etc.)

Traffic Enforcement

There have been complaints again about traffic, speeding and noise from cars in the neighborhood, particularly on Lee’s Trace. Erroll recommended that Walt draft a letter from the Board to the City to determine why the second electronic speed sign, which was approved at the time of the speed tables and the electronic signs, has not been installed. Members agreed that given an option of speed signs and speed tables, speed tables are a more effective speed moderating option.

Clubhouse Painting

Painting of the clubhouse interior is included on the five year capital improvement list. Tricia Wilson has recommended that the clubhouse interior would benefit from a fresh coat of paint.

Landscaping:

Erroll Eckford has developed and distributed an RFP for landscaping services and sent seven of the RFP’s to solicit proposals. He has received four proposals and is awaiting one additional proposal. Erroll will distribute the proposals to the Board Members for review and comment. The landscape proposals will be discussed and a vote taken to select at the November meeting.

ACC Report:

No outstanding issues are noted.

External Report:

No items noted.

Board Elections

David Hettrich has resigned the Director/Secretary position due to work commitments. David has a year left on his term, so the Board will select a resident to fulfill his unexpired term. The 2016 elections will be for the Director positions of Jason Waters, Erroll Eckford, David Burke, and Treasurer Angela Ford.

Minutes Respectfully Submitted,
Joe Fenton