

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

Minutes of the January Meeting
January 9, 2014 ~ 7:30 PM

Board Members Present: President Erroll Eckford, Brad Herr, Angela Ford, Walt Walker, David Hettrich, Joe Fenton

Residents and Guests Present:

- Laura Fenton, 1068 Foreststone Way
- Patty Witcher, 970 Laurel Field Lane
- Scott Graham, 400 Lees Trace
- David Waldrep, ACC

President Erroll Eckford called the meeting to order at 7:35 PM.

Voice of the Neighbor

Patty Witcher and Scott Graham said that some of the trees in the buffer zone between Lee's Crossing Properties and Rockford Township Homes Properties that were installed or left in place as part of the Rockford Township Homes tree plan have either been removed or have not survived. This will leave no visual screen in place between properties which was the intent of the agreed zoning stipulations.

The Board members recommended that the issue should go to Shelby Little at the City Development Office to question removal of trees in the buffer. Scott Graham asked for a copy of the zoning letter and the tree plan. Erroll Eckford said he would provide a copy of the zoning letter. Per the letter, trees may not be removed without the approval of the Rockford Township Homeowners Association. It appears however that removal was done prior to the establishment of the Association. Erroll Eckford will check with the Secretary of State to see if a HOA has been established for Rockford Township

Laura Fenton, swim team coordinator, brought to the Board a proposal to begin to allow a limited number of "almost fives" to have a swim team practice to begin to learn about swimming on the swim team. She explained that most years there are some children that would like to swim but do not meet the age cut off for the Cobb County Swim League. The children would have a practice but would not participate in any official swim meets.

The Board approved a pilot program for a limited number of almost 5s.

Review of Minutes from the December 12, 2013 Meeting

Minutes from the December 12, 2013 LC HOA meeting were reviewed.

Joe Fenton made a motion to accept and Dave Hettrich seconded the motion. The minutes were approved by voice vote.

Meeting minutes are being posted on the Lee's Crossing website and need to be updated for the past few months. Brad Herr and Joe Fenton to forward minutes to webmaster.

Action Items

- Walt Walker to check on Russert Court property legal action – Walt reported that there is no advantage to the Board to pursue further legal action on the property owners as the property has been sold and the previous owners are out of state. Erroll Eckford asked about how much the HOA is out on legal and other fees. Walt Walker responded that overall the Board likely breaks even or is somewhat ahead on legal fees expended versus costs and fines collected.
- Walt Walker reported on replacing lights and bulbs on tennis courts. The cost to replace some of the bulbs to make the bulbs consistent is about \$50 per bulb and can be completed as part of the project to re-aim the court lots. The Board approved replacement of a limited number of bulbs as part of the re-aiming project.

Treasurer's Report

Angela Ford presented the treasurer's report for year-end 2013.

The Board discussed the possibility of realigning some of the HOA expenses to better reflect the actual use of the expenses. Some of the suggested changes included:

- Tricia Wilson clubhouse management expenses to be moved from administration to clubhouse.
- Add all pool management expenses and pool repairs to pool management.
- Clubhouse expenses and clubhouse rental income to be shown as separate items.

Erroll Eckford to discuss possible realignment of expenses with Gordon Pfeiffer.

Brad Herr made a motion to accept the December financials and the 2013 financial report. Walt Walker seconded the motion. The motion carried by voice vote.

ACC Report

The Board discussed the need to have the form to request architectural and landscape changes posted on the web site.

There are a few outstanding issues regarding trailers parked in yards or driveways where letters will be sent.

Swim Tennis -

No outstanding issues noted beyond previously discussed swim team and tennis court lights.

External Affairs -

Brad Herr reported that there is a 3 hour meeting of the Community Action Group where he has been representing Lee's Crossing scheduled for January 18. Brad will attend at least some of the meeting.

Capital Projects -

The budget for 2014 includes several capital projects that are funded for this year that were approved at the November meeting. The Board needs to establish a project schedule to have those projects completed this year.

Landscaping – Brad Herr presented a cost estimate for Georgia Landscape to provide plantings and solution of the drainage problem on the sidewalk in front of the clubhouse. The Board approved the plantings that fall within the \$2,300 budget established for landscaping outside the landscaping contract. The Board will look for other options to address the drainage issue at the clubhouse entrance.

Clubhouse –

Errol Eckford presented two outstanding clubhouse issues.

Security – There have been ongoing problems with people using the clubhouse and adjoining property for illegal and other after hour activity, including the fall arsons of the pool pavilion. There is agreement from Board Members that we should install a camera system to record activities and post notice that the area is under surveillance at the clubhouse. Some quotes have been received including stand alone Camera/DVR systems and monitored systems. The Board agreed that the quotes need to be compiled and presented for consideration, including any additional quotes that may be received before the next meeting.

Parking – There has been an issue presented with use of the parking lot at the clubhouse where vehicles are parked overnight or unauthorized vehicles are using the lot. The Board agreed that there needs to be an addition to the community standards to address acceptable uses of the clubhouse parking lot. The Board agreed that resident use of the parking lot for limited time and overnight parking for clubhouse rental participants is not unreasonable, but needs to be formalized and presented to residents.

Executive Session

There were no items necessary for Executive Session.

The Meeting adjourned at 10:05 PM

Respectfully Submitted,

Joe Fenton

Action Items

- 2013-10-10-02 Security System Costs/decision
- 2013-10-10-03 TV/AV System costs to upgrade.
- 2014-01-12-01 Erroll Eckford to provide tree plan to Scott Graham
- 2014-01-12-02 Erroll Eckford to check on Rockford Township HOA establishment.
- 2014-01-12-03 Brad Herr and Joe Fenton to provide minutes to be posted on website.
- 2014-01-12-04 Erroll Eckford to work with Gordon Pfeiffer to realign budget items.
- 2014-01-12-05 Establish schedule for completing 2014 capital projects.
- 2014-01-12-06 Look at alternatives to correct drainage at clubhouse entrance.
- 2014 -01-12-07 Look for additional quotes for clubhouse monitoring system and compile options.
- 2014-01-12-08 Walt Walker to draft a new clubhouse parking lot policy and circulate to Board Members for consideration.