

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

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Minutes of the October Meeting  
October 10, 2013 ~ 7:30 PM

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

Residents and Guests Present:

- Evelyn Akin           1044 Chestnut Hill Circle
- David Waldrep       1141 Chestnut Hill Circle
- Ken Lowman           541 Lee's Trace

President Erroll Eckford called the meeting to order at 7:40 PM.

**Voice of the Neighbor**

No items came before the Board for the Voice of the Neighbor.

**Review of Minutes from the September 12, 2013 Meeting**

**Action Items**

- Blowing of leaves on the pool deck will be done by GA Landscape.
- Walt Walker left message for attorneys – will follow up.
- Estimates to replace the chain link mesh on the pool fence – expensive to replace. Board discussed options of adding a bottom rail or cable as alternative to replacing the mesh.
- Walt Walker talked to Shelby Little about the moving of trees in the buffer zone between Traton Homes and Lee's Crossing Homes. The City will talk to them about moving trees without approval of the Traton Homes HOA (that has not met yet – see next item)
- Dave Hettrich found that the Rockford HOA is not in existence, having been administratively dissolved by the State.
- Dave Hettrich reported that new strapping on the pool chairs and lounges will cost \$125 per chair. Erroll Eckford said that new chairs are \$75 and new lounges are \$125.
- Dollar on your door- Erroll added a note to the newsletter asking for community group to take responsibility of collecting the dollars from your door. There has been no response yet.

Erroll Eckford requested a change to the minutes to reflect a change in the voice of the neighbor.

Minutes from the September meeting were approved with noted changes.

**ACC Report**

David Waldrep said that there are a few outstanding items on the ACC report. He noted that a homeowner has requested an extension until Spring to complete yard work.

### **Swim Tennis -**

Walt Walker reported that the sand in the filters in the pool is overdue to be replaced and should be done before the next season. The cost will be \$1,200 - \$1,300 and would be included in the repairs budget for next year. Walt also suggested that the baby pool be included in the pool management contract for 2014 that would add \$300 per year to the pool contract.

### **External Affairs -**

The three speed tables are scheduled to begin to be installed next week (Oct. 14, 2013).

City Bond - Vote on \$68mil Franklin Road redevelopment city bond that will include \$4mil for Whitlock Ave. improvements will be on the November 5<sup>th</sup> ballot.

Community Action Group – Brad Herr reported on the meeting of the CAG where he has been representing LCHA. Brad said that Johnny Walker addressed the meeting and said he was in favor of the bond. There was a concern addressed that the Kroger on Whitlock is in danger of closing.

Burruss School Parking – The start of school student pick up resulted in some problems with car line and pick-ups resulting in traffic back-ups in the Lee's Crossing entrance. Jim Martin has discussed with Principal Julie King and she agreed the school will try to keep car pool from spilling into Lee's Crossing.

### **Clubhouse -**

Grill Cleaning/Maintenance - Brad reported that a company he contacted will clean the grills for \$150 per cleaning. The Board agreed that a new grill would be needed before the start of the 2014 season. Joe Fenton will look for prices at Sam's Club.

Vandalism at Clubhouse – Erroll Eckford reported that several issues of vandalism at the clubhouse had been reported recently including fires resulting in burning of one of the external pavilion posts and a cutting of the pool cover. The Board discussed adding a new security monitoring system and Jim Martin has approached three companies about providing a security system for the clubhouse. Erroll will send a note to neighbors about the problem, asking for any information about activity around the pavilion and clubhouse.

### **Other Items -**

CFR Food Drive Request – Board discussed how and when to assist with the CFR Thanksgiving food drive requested at the September meeting. The Board agreed to advertise the food drive in the newsletter and offer to place a food collection container at the clubhouse or other neighborhood collection point(s).

No Solicitation Sign – A neighbor requested by email that the Board replace the “No Soliciting” sign at the front of the neighborhood. The neighbor suggested that solicitations have increased since the sign was removed. Brad Herr agreed to look at replacing the No Solicitation sign at the neighborhood entrance.

## **Budget Discussion –**

The Board reviewed the proposed 5-year budget to be included in the November newsletter. The Board discussed projects to be included in the Capital Improvement budget line item.

**Landscaping** - Evelyn Akin presented a proposal from Georgia Landscape (Attached) to provide upgrades including:

- Work at the front of the neighborhood - \$1,250
- Work at the clubhouse including Landscaping at the door and drainage - \$5,325
- Work at tennis courts - \$6,362.82

The Board agreed that there was not enough detail (plant sizes, maintenance, work included) included in the estimates that were provided by GA Landscape to make informed decisions and asked Evelyn to get more detailed work estimates.

The Board and Evelyn discussed whether GA Landscape was providing the level of service that was expected. Jim Martin said he would talk to Matt at GA Landscape about his responsiveness to Evelyn because she represents the Board.

**Pool Resurfacing** – Board agree that this expense will be deferred.

**Pool Fence** – Walt Walker has explored the replacement of the pool fence fabric and reported that replacement of the mesh would cost \$4,000 or more. Because the biggest problem is with stretching of the fabric at the bottom, the Board discussed adding a cable to the bottom of the fabric that would be about \$800.

**Pool Deck Fixes** – The pool deck spalling should be addressed. Jim Martin will talk to a concrete contractor about options to repair pool deck.

**Clubhouse TV/Audio Visual fixes** – A recommendation to replace the Clubhouse TV with a larger 55” model, upgrade the DVD player capability and put the DVD player out of sight were discussed. Quotes to upgrade the equipment and cabling will be included in the security camera quotes.

**Storage for pool/recreation equipment** – The Board discussed options for adding storage to the pool deck to store coolers, grilling equipment, etc that are currently on the pool deck. The Board discussed an addition to the lifeguard room or adding a storage unit on the pool deck. The Board decided to get pricing for addition to the lifeguard room.

**Defibrillator** – The Board agreed about the need to add a Defibrillator to the clubhouse. The Board discussed placement of the device so that it would be accessible to both pool and tennis but minimize exposure to tampering. Suggested placement in the front lobby of the clubhouse.

**Change Pool Sand in the Filter** - This is a required repair. Will be included in 2014 budget.

**Pool Furniture** – Replace and Repair. Dave Hettrich got a quote to replace strapping on pool furniture and Erroll Eckford has a quote to replace furniture. The Board agreed to \$2,500 - \$3,000 to replace and repair pool furniture in 2014.

**Drainage at Pool Pavilion** – Drainage at the pavilion inside the pool deck results in pooling of water during rainstorms. Past quotes to improve drainage were \$3,000-\$4,000. Board agreed this is not a priority at this time.

The Board has budgeted \$16,000 for capital improvements for 2014. The priorities identified by the Board included:

- Repair pool fence
- Clubhouse TV, DVD and Cabling
- Pool Furniture
- Landscaping improvements with concentration on improving drainage
- Tree Trimming at pool
- New Security System
- Pool Sand Filter
- Defibrillator
- Replace post burnt by arsonists

The Board discussed the increased attendance at the recent HOA sponsored social events and agreed to a \$1,500 increase in the Social Committee Budget to accommodate the changing demographics of the neighborhood and increased participation in the events.

The other budget items were discussed and minor adjustments were suggested for items including reducing utilities and legal fees. The proposed budget will be adjusted and sent to the Board for final approval prior to advertising in the November newsletter.

Walt Walker made a motion to accept the budget and Jim Martin seconded the motion. The Treasurer's report was approved by voice vote.

### **Executive Session**

The Board went into Executive Session where they discussed an appeal to a ACC fine letter, bank owned properties, and nominations for the Board.

The Meeting adjourned at 11:00 PM

Respectfully Submitted,

Joe Fenton

**Action Items**

- 2013-04-18-02      Walt Walker to talk to Lazega & Johanson regarding judgment status on Russert Court Property that has been foreclosed.
- 2013-10-10-01      Joe Fenton to look at grill prices at Sam's Club.
- 2013-10-10-02      Jim Martin to report on security system costs.
- 2013-10-10-03      Jim Martin to report on TV/AV System costs to upgrade.
- 2013-10-10-04      Jim Martin to talk to concrete contractor about the options and costs to replace the sidewalk in the front of the clubhouse and pool deck repairs.
- 2013-10-10-05      Brad Herr to look at options to add "No Solicitation" sign to the front entrance.
- 2013-10-10-06      Erroll Eckford to get quotes to pressure wash/paint fence in front of the neighborhood.