

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

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Minutes of the September Meeting  
September 12, 2013 ~ 7:30 PM

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

Residents and Guests Present:

- Tricia Wilson 1131 Parkwind Way
- Evelyn Akin 1044 Chestnut Hill Circle
- Scott Graham 400 Lee's Trace
- Ed Hammoch 1071 Chestnut Hill Circle
- David Waldrep 1141 Chestnut Hill Circle
- Patti Witcher 970 Laurel Field

President Erroll Eckford called the meeting to order.

**Voice of the Neighbor**

Scott Graham told Board Members that his neighbor in the Traton housing development has moved trees from the 25' buffer established by the City and designed to create a visual barrier between the properties. Walt Walker suggested that Scott contact the HOA if it has been established and the City Development Office to ask if the moving of trees from the 25' buffer violates the city zoning. Erroll Eckford asked Dave Hettrich to try to contact the Traton HOA.

Ed Hammoch asked the Board to consider a neighborhood food drive to benefit the Thanksgiving Family Resources Donation. Ed suggested a food donation box be placed at the clubhouse for drop offs of canned food with a notice in the neighborhood newsletter.

**Review of Minutes from the August 8, 2013 Meeting**

The minutes from the August 2013 meeting were reviewed. Action Item 09-01 was closed. The minutes from the August 2013 meeting were approved.

**Review of the Treasurer's Report**

Angela Ford presented the Treasurer's report. Four houses have unpaid assessments. The treasurer budgets for six unpaid houses per year. Walt Walker made a motion to accept the August Treasurer's report and Brad Herr seconded the motion. The treasurer's report was approved.

**2014 Budget**

The Board discussed capital projects that might be included in planning for the 2014 budget or future budgets.

- Short steps outside the back door of the clubhouse present a tripping hazard – possibly add yellow striping to the steps to help identify the step.

- Storage building for propane, grills, coolers, etc to help clean up the look of the pool deck and protect the property. David Hettrich to look at options for storage.
- Drainage at the back of the pool behind the pavilion. Rain causes this area to flood. The topography does not have enough slope to allow the area to be drained by a surface drain. Jim Martin to explore the option of installing a French drain.
- Pool Resurfacing. The Board agreed that the pool resurfacing is not needed next year but will need to be addressed in the next few years.
- Pool Furniture – Need to replace tables. Dave Hettrich to get costs to restrap furniture. Chairs and Chaise are wearing out on the metal legs from being dragged across the pool deck. Erroll Eckford to get pricing for new chairs.
- Lifeguard stand – Brad Herr rebuilt two years ago. Needs new feet.
- Defibrillator for the pool.

### **Landscaping**

Evelyn Akin addressed the Board about landscaping. Evelyn said she walked the grounds today with Matt from GA Landscape and he will work to get rid of some of the vegetation debris on the grounds. Matt will develop budget for the upcoming year for the Board to consider in the 2014 budget. Evelyn presented the Board with a list of recommended work.

One of the areas that Evelyn recommends including in the capital improvement budget is the sidewalk in front of the clubhouse that flood during heavy rains. Evelyn will talk to Matt about pricing drainage corrections to alleviate the sidewalk flooding issue.

The fence and signs in the front and back of the neighborhood need to be pressure washed and perhaps painted.

### **Assessment Letter Changes**

The Board discussed getting pre-printed envelopes to send the assessment letters. Erroll made a motion to use preprinted envelopes and Walt seconded. The motion carried.

Assessment letters should be included as an attachment on the web site.

The Board agreed to review the assessment letter to discuss potential changes during the October meeting.

### **ACC Report**

David Waldrep discussed the ACC Report. David reported that the houses that have been sent letters about their yards, particularly those in the front of the neighborhood, are either making efforts to improve or have indicated they will make improvements during the fall planting season.

### **Swim Tennis**

Walt Walker reported that the pool is closed and covered.

## **External Affairs**

The parking at the top of the hill from Burruss was discussed. There were people from outside the neighborhood parking at the parking area at pick up time and blocking the entrance to the neighborhood. Jim Martin worked with Principal King to try to alleviate the problem and there is less of a problem now than at the beginning of the school year.

Brad Herr reported on attending a Community Affairs Group meeting at Carriage Oaks. The evening discussion was the upcoming bond vote that will primarily benefit the Franklin Road corridor but will also include some development funds for Whitlock Ave. The CAG is looking to leverage the voice of multiple communities in the area to affect positive changes. Brad will continue to represent LCHA at the CAG.

## **Clubhouse**

Late night activities at the clubhouse parking lot - Police have run off some parkers in the clubhouse parking lot. Board will approve police to cite for criminal trespass.

Phone Service – The Board approved (by email vote) a change in the phone service from Comcast to a VOIP provider to save at least \$40 a month. The change has been implemented.

Grill Cleaning – Brad Herr will talk to Gordon Pfeiffer about getting quotes to contract for cleaning the grills at the clubhouse.

Use of Clubhouse – several recent requests have been made to have free use of the clubhouse or to use the clubhouse on a regular (weekly) basis. The Board discussed and agreed that there should be no free use of the clubhouse except for Neighborhood sponsored events. Regular scheduled use of the clubhouse will be Board approved and only be considered during off times such as early morning to minimize potential conflicts with other rentals.

## **Dollar on Your Door**

Board would like to continue the dollar on your door. Last two years the Board has collected the money over two weekends. Will look for a group to collect this year as a service project.

## **Speed Tables**

Three speed tables and two speed indicator signs were approved by City Council for Lees Trace. Walt Walker reported that the tables would be only 3”, lower than the original design.

*Regular Meeting was concluded at 9:20 PM.*

## **Executive Session**

- LC rental home use
- Maintenance of Foreclosures
- Late fees

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.
- 2013-08-08-02      Walt Walker to get estimate on pool fence repair
- 2013-08-08-03      Jim Martin to ask GA Landscape if they can blow leaves and other vegetation off the pool deck as part of the regular cleaning during the pool season.
- 2013-09-12-01      Dave Hettrich to try to contact Traton Homes HOA to discuss enforcing the buffer areas and the trees planted in that area.
- 2013-09-12-02      Dave Hettrich to look at options for adding an enclosure to store grills, propane, coolers, etc.
- 2013-09-12-03      Dave Hettrich to get quote to restrap pool furniture for capital improvement budgeting
- 2013-09-12-04      Dollar on your door – look for group to collect money over two weekends.