

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

Minutes of the February Meeting
February 21, 2013 ~ 7:30 PM

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

Residents and Guests Present:

- Bill and Sandie Wilson – 1337 Idlewyld Drive
- Henry Petree – 552 Lees Trace

Noting a quorum of the Board Present President Herr called the meeting to order at 7:40 PM.

Update on City installation of Speed Tables since the January 10, 2013 meeting.

At the January meeting the Board learned that the Marietta City Council had amended the City speed table policy and Lee's Trace fits the new criteria. The Board of Directors agreed to ask the City to schedule their required town hall meeting to move the process forward.

The town hall meeting was held at the clubhouse on January 22, 2013. A lively discussion about the merits of speed tables was held. Many Lee's Crossing residents expressed concern that the part of the city speed table policy about who is eligible to vote would result in only about half of the Lee's Crossing homeowners to have a vote whether to install speed tables.

The City Council discussed the issue of how to address the issue of neighborhoods like Lees Crossing and whether there should be a separate policy for neighborhoods. The City Council delayed the Lee's Crossing vote and asked the Public Works Committee to make a recommendation to the Council about the issue.

Post meeting note:

The Public Works Committee recommended a policy change to the voting on speed tables for neighborhoods similar to Lee's Crossing at their February 25, 2013 meeting. The revised policy would allow all homes in the neighborhood to have a vote on whether to install speed tables. A return of 50% of the distributed ballots with a 60% favorable vote would allow the installation of speed tables to go before the City Council for approval.

The City Council approved the revised policy at their Wednesday, March 6, 2013 meeting.

Voice of the Neighbor:

Speed Tables:

The Voice of the Neighbor session centered largely on the issue of speed tables and how the process is proceeding. Walt Walker responded that there is a meeting of the Public Works Committee scheduled for February 25, 2013 where they will consider revisions to the speed table voting policy for neighborhoods such as Lee's Crossing. The Board will continue to send notices to neighbors as we learn about City Council meetings that will affect the speed table issue.

Review of Minutes from November/December 2012 Meeting

The minutes from the January 2013 meeting were reviewed. There was no discussion. Brad moved to accept the minutes and Walt seconded the motion. The minutes were approved by voice vote.

Review of the Treasurer's Report

Angela Ford presented the Treasurer's report. Angela suggested that the assessment bill be posted on the web site in addition to sending the assessment bill in the mail.

Walt Walker announced that the sewer backup in the clubhouse was a result of a check valve in the line that failed. He reported that the repairs required two trips and that the plumbing company billed \$800 for the second trip. Walt said that he was able to have the cost of that second trip lowered to \$400. Brad made a motion to approve the treasurer's report and Walt seconded the motion. The report was approved by voice vote.

ACC

No ACC report for January.

A resident made a request for an 8' split rail fence with wire for their backyard. The Board discussed that the covenants allow for a 6' fence unless there is a privacy issue such as a pool where an 8' privacy fence might be considered. In this case there is no privacy issue so the Board approved a 6' fence with three rails for this property.

External Report

A request was made for a review of the tree plan at Traton Homes to ensure they have added the trees they agreed to. There was a review done after the tree plan was completed and trees between the Traton properties and Lee's Crossing properties were installed. At this point the City planning department is not holding Traton to requirements and is approving CO's without regard to any previous agreements made. The Board agreed that at this time we have no leverage left because the properties are nearly completely built out and occupied.

Swim Tennis

Walt Walker said that he has talked to Cody about returning as head lifeguard. Cody said that he may be back but also may have an opportunity for a summer internship that would prevent him from being head lifeguard.

Walt also talked to Trish Wilson about whether she would consider doing residency checks at the gate if the Board decides to continue the practice this summer. Trish said she is willing to do the gate checks. The Board agreed that the gate checks last summer helped to prevent the intrusion of non-residents using the pool.

There are continuing complaints about owners of dogs in the neighborhood not cleaning up after them. Brad will note the problem in the upcoming newsletter.

The playground needs to be mulched. Brad will check with Georgia Landscape about cost of mulching.

There has been a petition circulated requesting that the pool remain open during the week between the start of school and Labor Day. This would require additional costs and the ability to provide lifeguards or to establish a policy of swim at your own risk. Swim at your own risk would require a controlled access gate for the pool. After some discussion, Erroll suggested that the Board determine what the actual costs would be to extend pool hours so that we can make a more informed decision.

LCHA Board Communications

During the neighborhood discussion of the speed table issue a question was raised about whether neighborhood communications are effectively reaching all of the neighbors.

Acting on a suggestion to post meeting minutes on the Lee's Crossing website, Brad made a motion to post minutes on the website and Walt seconded the motion. The motion carried by voice vote.

In response to a question about whether newsletters are being received by all residents, President Herr installed a mailbox for newsletters at the clubhouse entrance. The Board approved placing a sign at the entrance to announce the newsletter is published and the methods of getting a newsletter.

The Board will work to link email addresses provided by neighbors to physical addresses and contact the neighbors who are not on the email list to ensure they receive neighborhood communications.

Neighbor Discussion

At the end of the meeting a neighbor asked a question about how things get fixed in the neighborhood? Walt Walker responded that David Waldrep is contracted for architectural assessment and provides a monthly report to the Board and sends letters to homeowners that are in violation. It was noted that the assessment done by David is generally what can be seen from the front of the property unless there is a neighbor complaint.

Executive Session

No Executive Session Discussion

February Action Items

- 2012-09-13-02 Erroll Eckford to get estimate to replace/repair pool furniture for 2013 season.
- 2012-09-13-03 Erroll Eckford to get cost estimate to repair pool surface.
- 2012-10-11-01 Walt Walker to get a quote to add lighting to the garbage enclosure end of the parking lot.
- 2012-10-11-02 Jim Martin to explore the function/cost of water mushrooms for the kiddie pool (expects quote at end of January)
- 2013 -1-10-03 Jim Martin to talk to Mary Manning about placing traps on the Manning property

March Action Items

- 2012-09-13-02 Erroll Eckford to get estimate to replace/repair pool furniture for 2013 season.
- 2012-09-13-03 Erroll Eckford to get cost estimate to repair pool surface.
- 2012-10-11-01 Walt Walker to get a quote to add lighting to the garbage enclosure end of the parking lot.
- 2012-10-11-02 Jim Martin to explore the function/cost of water mushrooms for the kiddie pool (expects quote at end of January)

2013 -1-10-03 Jim Martin to talk to Mary Manning about placing traps on the Manning property
2013-2-21-01 Walt Walker to provide costs of keeping pool open on weekdays after school opens.
2013-2-21-02 Brad Herr to get costs of adding mulch to playground.
2013-2-21-03 Erroll Eckford to develop sign for front entrance announcing newsletter availability and ways to get a copy.
2013-2-21-04 Board to reach out to residents not receiving emails to add them to the email list.

The meeting was adjourned at 9:05 PM.

Respectfully Submitted,

Joe Fenton