

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

Minutes of the April Meeting
April 10, 2014 ~ 7:30 PM

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

Walt Walker called the meeting to order at 7:45 PM

Residents and Guests Present: No neighbors were present for the meeting.

Voice of the Neighbor

No Voice of the neighbor.

Landscaping

The Board discussed the concerns of Evelyn Akin (resident volunteer coordinating services with GA Landscaping) expressed in a recent email to the Board. Walt Walker will meet with Evelyn to discuss her concerns about replacing retired Board Member Brad Herr as her liaison with the Board and other issues with the Board.

Review of Minutes from the March 13, 2014 Meeting

Minutes from the March 13, 2014 LC HOA meeting were reviewed.

Walt walker made a motion to accept and Jim Martin seconded the motion. The minutes were approved.

Open Items from March Meeting

- The drainage changes to alleviate the drainage problem in front of the clubhouse were approved and completed.
- Walt Walker and Erroll Eckford have completed a draft of a revised parking policy as part of ACC changes with the intent to address parking issues around the clubhouse. Walt Walker will distribute the revisions to the other Board Members for review and comment. The Board discussed posting the minutes on the neighborhood website and invite neighbor comment on the revisions as well. Walt Walker made a motion to post the draft revisions on the website and Jim Martin seconded the motion. The Board voted to post the draft revisions.
- David Hettrich has met with Tricia Wilson to discuss touch up paint in the clubhouse. Dave said that the areas are minor and might require a patch and a bit of paint on an as needed basis. David and Joe Fenton agreed to help with touch-ups as needed.
- Neighborhood Watch – Angela Ford reported that because the Lee's Crossing Neighborhood Watch has been inactive for some time and has not met the requirement for at least one annual meeting, the neighborhood will need to start new. This item will be left open.

Treasurer's Report

Angela Ford presented the treasurer's report.

Angela reported that there are eight and one-half (payments being made) homes that have unpaid association dues. Angela reported that that is about average for this period in the collection process. Two homes have been turned over to that attorney and others are subject to be turned over to the attorney in April. The list of unpaid homes will be "scrubbed" before being turned over to the attorney to ensure they are occupied, not bank owned, etc.

Jim Martin made a motion to accept the Treasurer's Report and Dave Hettrich seconded the motion. The report was accepted.

ACC Report

The Board noted no significant ACC issues requiring Board action.

The Board discussed where fines for violations of the ACC reach \$750 the matter should be turned over to the attorney after a final letter to the homeowner that the violation will be referred for legal action in fifteen days if the violation is not corrected. Jim Martin made the motion and Dave Hettrich seconded. The Board voted to accept this motion.

Swim Tennis

There have been complaints about teens skateboarding on the tennis courts. Jim Martin ran some of the offenders off. Walt Walker will change the combination on the locks on the court gates.

The tennis courts are cracking and are failing at joints. The Company that refurbished the courts has tried to repair but there is still ongoing failure. Walt will work with the Company to make sure they are aware that we have a warranty that extends through May of 2016 and that repairs need to continue accordingly.

Walt reported that the cover has been pulled from the pool to prepare it for the season. There is an effort to find someone local that will be able to make repairs to the cover where it was cut last fall. The sand has been changed in the filter and Walt reported that the pool will be ready for swim team start in mid-May.

Joe Fenton reported that there is a very good turnout for the swim team from both inside and outside the neighborhood.

Erroll Eckford reported that he has ordered new pool furniture as approved by the Board at the March meeting.

External Affairs

There was discussion regarding whether Rockford Township has officially established an HOA. If they have not filed for incorporation then they have no authority to enforce neighborhood covenants.

Clubhouse

Repair of pavilion post that was burned last fall was completed by Felipe Ocampo. The post will be replaced and will need to age a while before the treated wood post is painted.

Security – The Board continued discussion about security at the clubhouse and pool. David Hettrich demonstrated to Members a security camera that he can purchase and install at the clubhouse. The package includes four cameras and a four channel DVR. Walt Walker made a motion to approve \$1,900 for Dave Hettrich to purchase and install four cameras, a DVR, and monitor at the clubhouse. Jim Martin seconded the motion and the motion carried by voice vote.

Executive Session

There were no items necessary for Executive Session.

The Meeting adjourned at 9:00 PM.

Respectfully Submitted,

Joe Fenton

Action Items

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| 2014-03-09-03 | Post information about establishing a neighborhood watch program in newsletter. |
| 2014-04-10-01 | Walt Walker to meet with Evelyn Akin about Landscaping |
| 2014-04-10-02 | Walt Walker to circulate draft of ACC changes to Board Members for consideration and post on website. |
| 2014-04-10-03 | Walt Walker to draft a letter to the Company that rebuilt the tennis courts that they are in breach of contract. Walt will distribute to members for review. |
| 2014-04-10-03 | David Hettrich to purchase and install a security camera system to monitor activity at the clubhouse. |