

Minutes  
LCHOA Officers, Board, and Home Owner Meeting  
June 6, 2011, 2011

Present

- President Rick Franks, Vice President Margo Sitko, Secretary/Treasurer Shelly Terry
- Board Members  
Charlie Conklin, Mike Rickman, Emory McDaniel, Toni Shrader
- Association Manager Jody Northcutt
- Homeowners: approximately 22.

Rick called the meeting to order at 7:05 PM

Rick reviewed the agenda.

MINUTES

Minutes of the April 4, 2011 Officers, Board, and Home Owner Meeting were distributed.

Minutes of the Special Meeting were distributed.

**Action:**

None

OLD BUSINESS

Election

Rick stated that two new Board Members have been appointed by the Board as replacements to those Board members who resigned. The new Board members are Emory McDaniel and Toni Shrader both of whom will serve two years.

**Action:**

None

Special Meeting

Rick reported that at the Special Meeting held on May 9<sup>th</sup> the vote to revise our Covenants passed with 267 votes in favor and 3 votes against.

**Action:**

None

NEW BUSINESS

Long Term Improvements

Rick reported that there is not enough money in our reserve funds to do the entrance way project and the tennis court project. We probably will go ahead with entrance way project and delay the tennis court project till 2012. In response to a question, Jody explained the new side walk and other work completed earlier this year was charged to the 2011 Budget Compared to Actual Expenditures when it is not part of the budget but rather part of long range planning budget..

Covenants

Rick announced a meeting this Thursday with Al Awtrey (the Developer of Lake Crest) to have the paperwork finalized for the change in Covenants. Once his signature is obtained we can move ahead in appointing an ARC to write rules and regulations. He raised the question of whether or not we want a third party driving around finding noncompliance. A homeowner responded that a fine would be sufficient and then a property lien if an issue of noncompliance was still not corrected. Another

homeowner suggested starting with mail boxes. A question on the cost of putting a lien on a house was responded to by Jody as \$193 which covers the cost of the attorney fee to do the letters and file the lien.

Randy reported on the Sector Coordinators effectiveness. He explained the importance of the rules being developed as part of the ARC. Rick said would like to keep the Coordinators in tact. There was a brief discussion on the possible structure of fines.

**Action:**

None

USX Property

Rick said Al Awtrey has spent several hours with the County, the City of Hoover, and USX without involving us in the discussion about what to do with the property. It is zoned by Jefferson County. Rick has learned that it was annexed into the city of Hoover. Rick invited all homeowners to attend a meeting to be scheduled for either June 21 or 22 at the Presbyterian Church. An email blast will be sent to let us know the date.

Dam

Rick said that during the Grove construction we received a bond to protect us from any silt and damage caused by construction. We have had the dam inspected and it was reported that there was no damage. The bond will be released.

**Action:**

None

*Committee Reports*

Activity Committee

**Action:**

None

Activity Committee

About 250 attended the opening pool party. Over 200 bowls of ice cream were served at the children's ice cream social. Both events were attended by more people than ever before.

**Action:**

None

Pool Committee

This year we elected to save \$6,000 by not hiring a security guard for the pool. The pool monitors now have additional responsibility. Pool monitors will be out where they can be seen and will ask names, addresses, etc. They will enforce rules. Someone called Jody last week because she felt the pool was cloudy. It's been checked and is in great shape.

**Action:**

None

Communication Committee

The upcoming newsletter issue will be the first one that goes out via email. Be sure Jody has your email address. The email will have a link to the newsletter on our web site. There will be a limited number of print copies available to those without Internet access. Let Jody know if you want a print copy.

**Action:**

None

Lake Committee

We had fish removal which is usually done annually. Last week crawfish were added to keep the fish population up.

Announcements

Forty seven homes participated in the garage sale.

Some additional flowers have been added at the townhouses.

Let Jody know if you have any breaks in curbs and sidewalks and she will notify the city. It is the cities responsibility to do the repairs.

Next meeting is August 1, 2011.

Meeting adjourned at 7:58 PM

Respectfully submitted by

Shelly Terry, Secretary/Treasurer.

Motion made at the August 1, 2011 meeting by Margo and Seconded by Charlie to approve the minutes as corrected.