

March 13, 2006
Lake Crest Homeowner's Association
Board of Directors Meeting

In Attendance: Rick Franks, Andy Patel, Jennifer Breland, Jeff Thompson, Tom Stanbury, and Ed Majewski

Introduction of the 2006 Board Members was made. New board members include:
Rick Franks – President
Vice President – Andy Patel
Secretary – Jennifer Breland
Treasurer – Jeff Thompson
Director at Large – Tom Stanbury
Director at Large – Ed Majewski

Old Business

There was additional discussion on what to do with the pool area and options for expansion to suit the needs of neighborhood. A suggestion was made to put a small children's pool in the area above the retaining wall by the pool. This was determined to be dangerous and difficult to build with the leveling that will need to be done to make this feasible. Additional options will continue to be explored. Any construction that is decided on will not be able to start until September. We are to close to summer to get any construction on a playground, children's pool, or pavilion completed before the pool opens in May.

Many of our streets are finally being paved with the final cap since much of the construction traffic coming through this entrance is complete and the large trucks will not damage the roads.

Landscaping for the common areas around the lake have been completed. The lake needs to be drained and dredged, but this will need to wait until the winter (January/February).

New Business

Communications Report

The March 9th Wine Tasting event was another success. There were over 40 in attendance. Mark your calendars for the Easter Egg Hunt on April 2nd from 2:00 p.m. until 4:00 p.m.

We will look at moving the pool party to Sunday, May 7th instead of Saturday, May 6th. There may be too many conflicts with little league ball games. However, it will depend on clubhouse availability and vendor cooperation.

The next newsletter will come out in late April.

Finance Report

We are in great shape financially. As of this meeting we still had 88 homes that had not paid their annual homeowner's dues. A late fee of \$100 will be assessed to anyone that has not paid by April 30th.

There has been some request to move the due date from January 31st since it is so close to Christmas, but for the time being this will not be changed. There is some cushion for those that can't pay with late fees not being assessed until the end of April.

Lake Report

An irrigation system via the dam is being explored.

The fountain in the lake is leaning. Due to the expense and difficulty of repairing it, the recommendation was made by Steve to wait until the light needs to be replaced to repair the fountain. However, the board would like to go ahead and get this repaired. Jeff call Southeast Pond and explore some other options getting this taken care of.

Pool Report

Pool – Adult security guards have been hired for the summer. This was done to help discourage those from coming to the pool that don't belong. The security guards will request a name and address from anyone that enters the pool gates and enforce the number of guests that each resident brings. These security guards will only be on duty during the weekends, with regular pool monitors managing the area during all regular pool hours. Residents need to understand that the pool monitors are there only to enforce the rules that have been required by the Homeowner's Association and the Jefferson County Health Department and treat them with the respect that they deserve.

The pool will open May 1st. Additional new furniture has been purchased for the pool area. This should finish up a complete reservation of outdoor furniture for this area for a while.

It is time to purchase the chemicals for the pool. Charlie Conklin suggested that we look into a salt filtration system that may eliminate our need for chemicals and save the neighborhood a great deal of money in the pool maintenance area. This system does not make the water salty and will take some time to get installed.

*A recommendation was made by Rick Franks to approve a cap of \$4,000 for the purchase and implementation of the salt system. Motion was seconded by Jeff Thompson and was approved with a unanimous vote of the board.

Landscape Report

Landscaping has been done around the lake. Additional landscaping will be done as needed to keep this area looking good since it is the first thing that you see from Highway 150.

A motion was made and approved to have some additional electrical wiring done around the clubhouse and common area. There are some light post that need electrical repairs and Steve will get this taken care of by the same vendor that has done this for us before.

Ed Majewski will work to assemble a landscaping committee. This committee will work to solve many of the issues discussed at the annual meeting. Rick will provide the complete list of concerns to Ed.

There are some large dirt piles and that need to be removed and there seems to be a continuous problem with large rocks being pushed out into the road.

Legal Committee

Mike Lunceford has agreed to head the legal committee for the neighborhood. He has experience in representing builders, developers, neighborhood associations, etc. and will help us develop a way to enforce the neighborhood covenants properly.

Current Issues

The board will start enforcing the covenants. The current attorneys will help the board adapt the covenants to make them easily enforceable. Tom Stanbury will make a list of those that are most important and recruit neighborhood residents to help with the enforcement. A date will be put in the newsletter for a special meeting to be held for interested homeowners to discuss the covenants and what needs to be adapted.

Board Meetings

The next board meeting will be held on May 1, 2006. Board meetings will continue to be held every other month, but the meeting night will be the first Monday of the month.

The meeting was adjourned at 8:35 p.m.