

Minutes
LCHOA Officers, Board, and Home Owner Meeting
August 1, 2011

Present

- President Rick Franks, Vice President Margo Sitko, Secretary/Treasurer Shelly Terry
- Board Members
Charlie Conklin, Stacie Prince, Emory McDaniel, Toni Shrader
- Association Manager Jody Northcutt
- Homeowners: 18

Rick called the meeting to order at 7:00 PM

MINUTES

Minutes were read by Shelly. Corrections and explanations of changes requested were made by Rick and Randy. Motion to approve the minutes was made by Margo and seconded by Charlie.

Old Business

Rick reported that the Dam inspection has been completed.

He stated the pool monitors are doing a great job. The complaints this year are less than in years past.

New Business

Long Term Improvements

Rick explained that the Board met last Thursday night to discuss the four bids received for Preserve Parkway entrance way construction. He announced that construction activity should begin within a few weeks. He also said that concrete work in the area adjacent to the pool will be completed in 2012 prior to the pool opening.

Covenant Update

Rick explained that at the Thursday night meeting of the Board it was agreed that fines for noncompliance with Covenants will begin October 1, 2011. The Board agreed on violation fees of \$100 after 30 days, after another 30 days \$250 for a total of \$350. If the violation is not corrected after 90 days it will be turned over to attorney for collection and lien. The Board also agreed to request volunteers at the August 1, 2011 meeting to serve on the ARC committee.

Club House Rental

Rick announced that as a result of the increasing costs of maintaining the Club House the Board agreed at its Thursday night meeting to increase the rental fee from \$40 to \$75 effective October 1, 2011. Any reservations already made will remain at the \$40 rate. Several residents questioned the need to raise the fee and expressed the concern that the higher fee might discourage rentals. Rick, Charlie, and Shelly noted the costs of maintaining the Club House are exceeding the revenue and it needs to operate on a break even basis. A few homeowners objected to the increase in rental fees suggesting that the deposit be kept for damage. They said they wanted to have input into the approval of the rates. The approval of the current rate by homeowners was discussed. One homeowner said she rented twice and had not received a list of what she could and could not do. Jody showed the list and said ever one who rents the Club House now gets the list.

USX Property

Al Awtrey preferred to have a large meeting with home owners in attendance. Instead, the meeting was held by the City of Hoover to discuss the future of the USX property adjacent to Lake Crest. The meeting was attended by Margo as the representative of the LCHOA. The types of businesses that LCHOA does not want to see for the property were reiterated. USX expressed a willingness to donate a portion of the property either to the City of Hoover or to Lake Crest to serve as a buffer between our lake and any development. The City of Hoover would possibly use the property as a preserve that would be open to the public. Rick spoke to Charlie Beavers, attorney for USX and told him we would like the property donated to LCHOA and that we would be willing to pay the annual taxes of about \$1,000. Rick did request that USX build a fence a few hundred feet in length starting at Hwy 150 to prevent users of whatever is developed on the USX property from coming onto our property. The property has been zoned C1 or C2 which would allow for the building of a hotel. At the current time there is no one making an offer on the property.

Action:

None

Financial Report

Jody reviewed the financial report and explained that the expenditure for the long term capitol project was moved out of the reporting of annual expenditures. The report showed we are on track to stay within budget for the year. It was noted that over \$20,000 in HOA dues are delinquent and that Jody is working on their collection,

Action:

None

General Discussion

Covenant Related Issues

If your mail box needs to be repaired Jody has the name of a company on file that has the parts and also can fix it for a fee. American Lawn will also set mail boxes up for a fee. Each different neighborhood has their own color combination of green and black boxes and posts.

Jody notifies home owners when their grass is beyond six inches high that that is a violation.

Front doors that are bleached out from sun need to be stained or painted.

Street parking is illegal. Call the City of Hoover for illegally parked cars. Do not call Board members or Jody.

Fences in disrepair, shrubs that need to be cut, etc. are violations of the Covenants that will be enforced starting October 1.

Randy brought up that the Rules and Regulations to implement the Covenants need to be written now. Rick said that the Board agrees that the Covenants need to be implemented and they will be by Oct. 1, 2011. Rick said the developer has agreed to relinquish any developer control and he will take care of getting the letter signed by Mr. Awtrey. A home owner expressed support for Randy's position and stated that Randy has to understand that the ARC committee has to be put in place first. Rick said the ARC committee would be formed with two owners from Lake Crest proper, one from the Arbors, and two from the carriage houses and town houses.

Randy was asked to explain the difference between the ARC and the Rules and Regulations. He explained the difference between the Declaration and the Rules and Regulations. The Declaration (new Covenants) purposely left items out with the intent that they be in the Rules and Regulations because changing the Declaration requires a vote of home owners. The Rules and Regulations can be changed by the Board.

Jody responded to a question about the attorney placing liens on our behalf. She said it is Wallace and Jordan.

Action:

None

Committee Reports

Activity Committee

On August 9, 2011 from 5-7 PM there will be a back to school pizza party for children. Club house is reserved in case of rain.

The next children's event will be the Halloween party.

Action:

None

Communications Committee

Rick said a few tweaks are needed in the online newsletter.

Action:

None

Pool Committee

So far this summer the pool is not having any problems and is under budget. Two restroom doors were replaced.

Action:

None

ARC Committee

We do not yet have an ARC so the Board is handling the duties. For the Covenants just over \$5,000 was spent which was within the budgeted amount.

Action:

None

Lake Committee

There are lots of fish in the lake. Please try and catch some.

Action:

None

Long Range Capitol Improvement Committee

The wall installed earlier this year still has problems. Rick has met with the contractor and they were to repair but it has not been done satisfactorily. The contractor said the gravel they used was too small. They were supposed to remedy that but have not. Rick said if it was not taken care of within two weeks another contractor would be hired to do the repairs and the original contractor would be sent the bill.

Action:

None

Home Owner Input

One homeowner said he received a violation notice. He has lived here eleven years. His violation is a log splitter in his driveway. He came to apologize and explained that he is moving it to his country home. Another homeowner brought up the condition of some of the yards on Lake Crest Drive and requested they be sent violation notices. He also brought up mailboxes that need to be fixed. Jody said she has sent the owners letters and Rick reported they have been fixed.

A Lake Crest town home owner said yard maintenance is not being done properly. American Lawn is using a weed whacker instead of a mower. Margo said their contract is for them to cut every 7-10 days in the growing season. The home owner said the back area of the town houses is really not well maintained. Margo said there is an easement behind the carriage houses and townhouses that we do not have a contract for with American Lawn. Some homeowners are paying to have the easement taken care of. Rick advised the homeowner to get with Jody and himself and they will get a representative from American Lawn to go with them to look at it together. Jody said she spoke with American Lawn two weeks ago to arrange to have the same crew do the maintenance every time.

Another homeowner noted her mailbox post has always been black. Rick said it should be green. Charlie said we will come up with the names and brands of paint to use. It was pointed out that the Tower townhome mail boxes need to be the same as the rest of Flag circle. The paint to use and where to use it will be put in the Rules and Regulations.

Rick explained the Red Leaf Circle parking issue and the Alabama Power easement on that street. There is a homeowner on the street with a tree that some other owners think needs to be cut because it blocks the view of traffic. Rick said Almost a year ago a letter was sent to the offending homeowner. He now thinks the problem area is in the Alabama Power easement. Charlie suggested that Jody call Alabama Power about this and also ask them to repaint their transformer boxes. He said homeowners need to call Hoover police for parking violators.

Another home owner asked about the responsibilities of someone serving on the ARC. Rick said they will be responsible for reviewing and approving plans for landscaping and other changes to existing homes. Margaret Webb volunteered to be on the ARC. Charlie said the ARC committee will meet in the Club House next Thursday at 7 PM.

There was a question asked about whether or not the City of Hoover has started restoration on the sidewalks. Jody said no. She has eight locations and is waiting to compile more before sending the request to the City of Hoover.

Randy pointed out that according to the new Declaration there should be eight Board members. The point was raised that that figure is not in the Declaration. Randy agreed and said it was in the Bylaws. He said there are three separate documents; the Articles of incorporation, Bylaws, and Covenants. Only Covenants are posted. It was requested that the Bylaws be posted.

Rick announced that the next meeting is October 3, 2011.

Meeting was adjourned at 8:36 PM

Respectfully submitted by
Shelly Terry, Secretary/Treasurer