

Minutes  
LCHOA Officers, Board, and Home Owner Meeting  
October 3, 2011

Present

- Officers:  
President Rick Franks, Vice President Margo Sitko, Secretary/Treasurer Shelly Terry
- Board Members:  
Charlie Conklin, Stacie Prince, Toni Shrader,
- Association Manager: Jody Northcutt
- Guest: Officer Roy Forman
- Homeowners: 14

Rick called the meeting to order at 7:06 PM

Guest Speaker:

Officer Roy Forman, Hoover Police Department, spoke to us about the 911 calls from September 2010 – September 25, 2011. He spoke about the burglaries including a full size refrigeration freezer from a house on Lake Crest Circle which has not been recovered and there are no leads; The telephone wire that was cut on a home with an activated alarm where a large TV and other items were taken; The forced entry of door beside a garage, where jewelry items were taken. There are no leads on any of these incidents either. There were ten burglary incidents in all. He also said identity theft is a large and growing problem. In regards to door to door solicitation, there is a Peddlers license and a City permit. With these a person can knock on doors even if “no solicitation sign” in the neighborhood. Home owners can still ask the person to leave the neighborhood. If any business is taping ads on your mail box call Officer Foreman and he will call them. There was a question from a homeowner about the potential liability of on street parking if it causes an accident. Officer Forman said he does not know of any case where inhibiting egress was pursued. The biggest issue is with egress for fire engines. On stop signs, he said who ever is coming off the stop sign has to yield right of way. All those driving still have responsibility to be safe drivers.

Minutes

Minutes were read by Shelly. Motion to approve the minutes was made by Charlie and seconded by Toni. All were in favor. Minutes were adopted.

Old Business

As of last Thursday night there are lights at the new entrance way on Preserve Parkway and Lake Crest Drive. Some landscaping is completed. Additional seasonal flowers will be planted. Jody working with city of Hoover to get other work at the intersection completed.

New Business

*Long Term Improvements*

Concrete work to enlarge the seating area to the hill by the pool will be completed before the 2012 pool opening. Contractor is to take into consideration the lighting and drainage needs for the additional future expansion planned for this area. Bids will be taken and reviewed by the Board prior to the selection of a contractor.

*Covenant Update*

Charlie, serving as Chair of the ARC Committee asked Rick to recognize ARC committee members; Tricia Farris, Margaret Webb, Ed Lyons, and Lynn Franks. Call for additional volunteers serve. It was

restated that fees for covenant violations are established as follows: Violations after 30 day notice \$100; if not corrected at 60 days \$250 + \$100 = \$350. At this point the homeowner will be turned over to our attorney for collection or a lien on the property. Violation notices will be mailed to homeowners starting in October.

#### *Club House Rental*

Rick announced that as a result of the increasing costs of maintaining the Club House the Board announced at the August Homeowners meeting to increase the rental fee from \$40 to \$75 effective October 1, 2011. He noted that any reservation made prior to October 1 would be honored at the \$40 rate.

#### *USX Property*

Rick reported that a meeting was held on September 20, 2011 with USX attorney Charlie Beavers and LCHOA Officers and Board members to discuss the USX property. Jay Clark, attorney for LCHOA also attended. At the meeting an agreement was made between the parties with a written draft of the agreement being drawn up by both attorneys. The poster board display was shown and used to explain the agreements. Basically the agreement is USX will give us a piece of land that extends from our walking path part way up the hill. A wide swath of the hill will donated to the City of Hoover for a preserve with covenants that state nothing will ever be built on it. The agreement reflects what we wanted. A question was raised about construction of a hotel or other development where anyone in those buildings could look down on LC homes possibly decreasing home values. Response was, at this time there are no plans for the site and no prospective buyers but that homes would be shielded from view.

#### **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. In regard to income and expenses she explained that the report shows we are on track to stay within budget for the year. There is an increase in HOA dues revenue because nine more townhouses have been sold. She said we should end year with more revenue than anticipated and we will finish the year within budget.

#### **Action:**

None

#### *Committee Reports*

##### Activity Committee:

There will be a Christmas party on a Tuesday or Thursday in early December.

A children's Halloween party is scheduled for October 30. It will be similar to last year's party. The club house, tennis court, and parking lot will be used.

##### Communications Committee:

The newsletter is going out email. If you are not getting it check that it is not going in your junk mail.

##### ARC Committee:

The ARC has completed the rules and regulations. They will be posted on Web site tomorrow. Covenants are on the Web site. If there is a reason you cannot comply with the rules and regulations or the covenants you can apply for a variance. A form will be on the Web site as will our Bylaws. All these items will be under the resources tab.

Other:

Jody reported that new lighting was added to bridge going over to walking trail. She said the pool is closed for the season.

Rick turned meeting over to Margo at 8:09 PM.

Margo announced that the next meeting will be Dec 5 and the Annual Meeting will be the first Monday in February. She called for any issues home owners would like to discuss or any questions they would like answered. There being none she adjourned the meeting at 8:14 PM.

Respectfully submitted by  
Shelly Terry, Secretary/Treasurer.