

Lake Crest Homeowners Association
Annual Meeting Minutes
February 6, 2013

Present

- Officers:
Vice President Margo Sitko, Secretary/Treasurer Shelly Terry,
- Board Members:
Leslie Horton, Brian McCarthy, Mike Rickman Emory McDaniel, Toni Shrader
- Association Manager:
Lauren Hood
- Homeowners:
Home Owners Present: 38 Proxies Submitted: 205
- Guest:

Call to Order

Margo, serving as Acting President called the meeting to order at 7:07 PM. She announced the meeting Agenda.

Minutes

Margo commented that the minutes from last years Annual Meeting were posted on the Lack Crest HOA Web site shortly after approval by the Board. There were no comments.

Introduction of Board

She introduced the current Board noting that Stacie Prince could not be present.

Financial Reports

Lauren Hood, LCHOA Manager, presented the Association financials. The net income for 2012 was a negative \$12,480.32 due to unanticipated expenses for entrance lighting and higher than budgeted landscaping costs. She also explained that the keypad expense for the pool security was a one time expense. The Budget for 2013 was presented and it was explained that this had been adopted by the Board. Also presented was the Balance sheet.

Bids

Margo stated that we received bids for both Covenant enforcements and landscaping. Bids have been awarded to Premier Properties for Covenant enforcement and to American Lawn for landscaping. Both contracts have been tightened up over the previous year.

Introduction of Board Candidates

The candidates for the Board are: Lisa Hoyle, David Schneider, Quittie Wilson, Babs Petelos, and Margo Sitko. New Board members are: Margo, David, Babs, and Lisa.

Long Range Plan

Mike explained that two years ago the Board had an architect put together a long range capitol plan that included adding a sundeck to the pool, relocating the tennis court to Preserve Parkway, and installing a playground.

The City of Hoover said they no longer are allowing tennis court lighting on a four lane road. Therefore, the Board looked at putting playground on our back lot behind the townhouses. He explained that Lake Crest does not qualify for the City of Hoover funding because of the price of our homes. The City did put us in touch with the companies that supply their equipment. We were provided the same prices paid by the City.. The City has evaluated the lot and the layout and concurred with our plans. Mike showed the drawing of how the playground would look. There will be an area for children up to the age of five and an area for five to 12 year olds. Mile said the play ground will be in place by the second week in March. Originally parking was planned for this area. It would cost about \$3000 include handicapped spaces. It has been decided to hold off on construction of the parking spaces to evaluate the need. There was a brief discussion about liability and insurance coverage. Margo explained we had our insurance coverage assessed and updated last year.

Architectural Review Committee (ARC)

Margo introduced outgoing members of the ARC who started the end of 2011: Lynne Franks, Ed Lyons, Sheila Rothrock, Quittie Wilson, Tricia Farris, and Charlie Conklin. The term for ARC is now a two years. Marge said that Tricia is staying on and Charlie is considering doing so. She explained that Board appoints new ARC members and will take action on that at their meeting.

2012 Accomplishments

Margo listed the major accomplishment for 2012 as follows:

- Completed construction of entrance sign at Preserve Parkway
- Completed work to enhance the pool area and added new patio.
- Pool was resurfaced.
- Contracted for playground.

At 7:45 PM Margo opened the floor for a question and answer session on other topics with a 10 minute limit per topic.

Question: Why does the new flag on Preserve Pkwy have lighting and the old flag on Shades Crest Road does not?

Answer: It has to do with the installation which is different for each flag. It isn't possible to lower and raise the flag on Shades Crest Road.

Question: What is going on with USS property?

Answer: There is nothing changed from the last time this issue was reported on.

Question: Does budget include replacing gravel on the pat?.

Answer: No.

Question: has the top coat been done on Flag Circle?

Answer: No. Margo has had several conversations with the City of Hoover engineer about this. His office is working with Awtrey to determine who is paying for it. The City let the bond go so it should be their responsibility. It was suggested that Margo call Allen Pate.

Question: Who is responsible for the yield sign on Preserve Pkwy?

Answer: The City of Hoover. Margo explained that Rick Franks talked to Rod Long the City engineer for traffic. Margo will put his phone number on our web page incase residents want to call him. She asked Tricia to put the number in our newsletter.

Meeting was adjourned by Margo at 8:00 PM

Respectfully submitted by

Shelly Terry, Secretary/Treasurer.