

## MINUTES

### LCHOA Officers, Board, and Homeowners Meeting

April 1, 2013

#### Present:

- Officers: President Margo Sitko, Vice President Leslie Horton, Secretary/Treasurer Toni Shrader
- Board Members, Lisa Hoyle, David Schneider, Babs Petelos, Brian McCarty
- Association Manager, Lauren Hood

Margo called the meeting to order at 7:00 PM

#### OLD BUSINESS:

- Playground - The scheduled completion for the playground was to be the middle of March, however in the last 2 months; the City of Hoover has changed the guidelines for all playgrounds. The City of Hoover Planning and Zoning Board will be holding a meeting on Monday, April 8. Margo and Mike Rickman will be attending. In the meantime, a temporary POD has been set on the property to enclose the equipment that was delivered to the property to be installed.
- Top Coat on Flag Circle - The last call to City of Hoover was made after our Feb. meeting. It was still on the spring road work schedule for the City of Hoover. Lisa Hoyle will be following up on this as she lives on Flag Circle. Hopefully this will be completed by June.
- Corrected Budget 2013 - Oakmere Townhomes - part of the common area pine straw has been charged to Oakmere Townhomes over the last 8 years. When you back this out (which is difficult to show on past reports), they are on target. We will review when we get the contract for 2014 to confirm rate and also to check on any additional costs. We are now in the process of correcting this and the bills are going to the office. We will have a corrected budget. Brian made the motion to approve - Babs second the motion. Flag Circle - will look to see what they will be charged for pine straw and rocks as American Lawn bids are only for lawn cutting, trimming of shrubs, and edging. American Lawn took the loss this year. Other bids will be considered at the end of the year but it is noted that American Lawn had best bid price.

#### FINANCIAL REPORT:

- Lauren Hood, LCHOA Manager, presented the financials. We are on target. About 90 of 605 homeowners have not paid dues. \$100 fines will be assessed at the end of April to overdue homeowners. David made the motion to approve and Brian second the motion.

#### NEW BUSINESS:

- Pool code for non compliant homeowners - Homeowners who are delinquent in dues or choose to not comply with our codes cannot use our services or facilities including the pool. This motion was made by Toni and second by Lisa and Leslie.
- Pool rules - We have changed the pool guest rule. We are now allowing 4 guests per household except for holidays, holiday weekends, and party days. On these special occasions, only 2 guests per household are allowed. If you have a special situation and need to request an exception for more than 4 guests, you must get approval from Lauren Hood so pool monitors can be notified. Guests are defined as Non-residents. This motion was made by Brian and second by David.
- Pet Waste stations for walking trail - This was brought to the attention of the board. Each receptacle would be \$179 and \$59 for plastic dispensers plus the additional cost for American Lawn to empty. It was the consensus of the Board that this would not help vs. the cost. David made the motion not to pursue, Babs second the motion.
- Increase of HOA dues - Discussion only - Homeowners dues are still \$480. There was no vote by Board tonight but we will need to consider before end of year. The roof and the air conditioning system of the Clubhouse is 15-20yr. old. Both will need replacing. We need to increase dues \$20-\$30 a year to build a fund for these major necessary repairs and for improvements.

Discussion of special assessment for Flag Circle - Flag circle continuously has parking problems. If we do something about that, then Flag circle residents would have to vote for assessment. Nothing can be done about the parking situation until the top coat is completed. No plan to get estimates. Just making homeowners aware.

#### ACTIVITY COMMITTEE:

- POOL PARTY! May 4 -12pm-3pm - Food - Drinks- Music
- ICE CREAM SOCIAL - May 11 - 2pm-4pm
- NEIGHBORHOOD YARD SALE June 8 - more info to come

#### COMMUNICATION:

- Newsletter notices sent by email. Make sure you have a correct email on file with Lauren. If you need to make a change, please contact Lauren.

#### ARC:

- We are continuing to work to make sure all homeowners are in compliance.

- One of the 2 lots on Lakecrest Dr. has been sold. House plans have been presented to the ARC for approval.
- Reminder - Any time you make a change to the exterior of your home, you must file a request with the ARC before beginning. This also includes making a request for painting, even if it is the same color. No "landscaping by" or "painting by" signs allowed in yards.

#### HOMEOWNERS QUESTIONS OR CONCERNS:

- Lack of improvement on non compliant yard standards in neighborhood. Margo assured homeowners that letters have been sent and action is being taken.
- Crosswalk area - any plans to paint retaining wall? Homeowner noted that it needs painting due to the overflow by drainage pipe area. Margo stated that they will look at it and determine needs. Noted that gulley and drain pipe may need to be replaced.

Meeting was adjourned at 8:07pm

Submitted by Toni Shrader