

Minutes
LCHOA Officers, Board, and Homeowners Meeting
December 3, 2013

PRESENT:

Officers: President Janie Bryant- Vice President Leslie Horton- Secretary/Treasurer Toni Shrader

Board Members: David Schneider, Babs Petelos, Brian McCarty, Emory McDaniel, Lisa Hoyle

Association Manager – Jody Northcutt

Janie called the meeting to order at 7pm.

OLD BUSINESS:

- Light Flag Circle to be installed-contract signed-6-8 weeks to be installed. They have already been there to stake location.
- Committee updates regarding lighting alternatives on Flag Circle
- Cole signs no longer up: Resident complaints
- Homeowners' Dues –Voted and approved a \$25 increase per year to cover rising costs of maintenance and repairs.

FINANCIAL REPORT:

- Utilities and Pool maintenance, repairs and monitors were our largest expenses.
- 2014 budget has been revised to include the increase of additional \$25 per year for homeowner dues.
- We still have \$28,777 owed in past dues with liens reported on some homeowners.

NEW BUSINESS:

- 2014 Board Members – Interested candidates to fill out the form on the website – under ARC Forms – Turn into office with a deadline of Dec 16 to be able to include with dues letters. We have 7 board members with 1 open position. Two board members are up for renewal as well.
- 2014 Pool Changes – Discussion on better security for pool area including using a key fob. These are homeowner specific and can be deactivated if needed due to security or rule violations. One fob per family would be issued with no charge. Additional fobs would cost extra with a limited imposed on how many a homeowner could purchase. Other changes include possibly hiring a security guard during the first open month (May) to alleviate pool monitors during that busy time. Security guard would also monitor 1-2 random times per week.
- PPM – We are considering reducing the number of rides per month to save money. We have requested bids from other companies but so far, none are interested as they want to do all of it. PPM does work with us on which areas we want to handle vs them. No meeting is scheduled with PPM at this time.
- American Lawn – We are also requesting bids from other companies as well.
- Rentals – There are a lot of rental properties in our community. We are working on getting the homeowners to report to us when they rent their property., and to

provide us with forwarding addresses and contact numbers. There are many non compliance issues with renters. Renters are non compliant with the ARC issues and the homeowners are not aware as they have not left forwarding addresses.

ACTIVITIES: Halloween Party – largest one ever – Thank you to all involved with the planning and execution of this event!

COMMUNICATIONS Committee: – Needs updated emails from anyone who has a new email that is not on file.

ARC: – We have two Co-Chairs, Charlie Conklin and Trisha Farris. PPM has one more ride through by the end of the year. They will be looking for decorations that have not been taken down . Additional note is that all Urns or Pots on lawns or porches must have foliage in them. Second lot on Lake Crest and Preserve Parkway is being developed and ARC is working with the plans.

HOMEOWNER CONCERNS:

- Several missing lights at the sign and flag at Preserve Parkway entrance. Lights are not shining properly on the flag. Jody is checking on this.
- Some homeowners were not aware that we have NO SOLICITATION signs posted at all entrances. If you have an issue with a solicitor, please call the Hoover Police. We will post the non emergency police phone number on the website.
- Concerns were expressed about what was being done with the patch of old tennis court that is on the playground. It looks unfinished and it was suggested that we paint the exposed part of the old tennis court area. It was noted that we believed this should have been included in the original plan. Jody is checking the original contract and will follow up on this.
- We still need your “used” Christmas trees for the lake. Please call the office for instructions on how and where to deposit these at the end of the holiday. This should also be posted on the website.

Meeting adjourned at 7:36pm

NEXT MEETING – ANNUAL HOMEOWNERS MEETING
Lakecrest Presbyterian Church
February 3, 2014 – 7pm

