

Lake Crest Homeowners Association  
Annual Meeting Minutes  
February 3, 2014

Present:

- Officers: President Janie Bryant, Vice President Leslie Horton, Secretary/Treasurer Toni Shrader
- Board Members: Lisa Hoyle, Emory McDaniel, Brian McCarthy, Babs Petelos, David Schneider
- Association Manager: Jody Northcutt

Call To Order:

Janie called the meeting to order at 7:05PM. The meeting was opened with a prayer from Reverend Thomas Joseph, Pastor of Lake Crest Presbyterian Church. He thanked LCHOA for our partnership and offered his services to all homeowners of Lake Crest.

Introduction of Board:

Janie introduced the current Board. She stated that there is three open board positions on which will be decided by homeowner votes

Financials:

Jody Northcutt presented the Association financials. Bids are now complete from American Lawn and Waynes. Originally, there was approximately a \$6,000 difference but Waynes had left out areas of the bid – flowers, pine straw mulch, which would be an additional cost. There were many “unknowns” in the Wayne bid. We asked for a different format in the bid to compare “apples to apples” for services in comparison to American Lawn. Their revised proposal made their bid much higher than the original proposal. American Lawn countered offered and has continually met our needs. They have gone above and beyond to service our residents. Last week it was approved by the Board to continue our contract with American Lawn. Premier Properties is also being retained for the upcoming year. There were no other bids.

Introduction of Board Candidates:

The five candidates for the Board were introduced. They were Toni Shrader, Felicia Brewer, Lee Hood, Ron Babbit, and Emory McDaniel.

2013 Accomplishments:

- New Playground
- Flag Circle resurfaced
- New streetlight places in flag circle to alleviate darkness from beginning of street to first homesite.

Long Range Planning for 2014:

1. Repave the parking lot
2. Pool fobs security system for pool – These fobs would have individual security codes with a limited number issued free per family. This will allow the Association to deactivate a fob for a homeowner that is not compliant with any rules or regulations. This will also cut down on uninvited guests. Limited additional fobs may be purchased by homeowner for a cost to the homeowner.

Introduction of the ARC members and a big Thank You for all the work they do. Arc members are as follows:

- Tricia Farris
- Charlie Conklin
- Phillip Holcombe
- Joan Purse
- Elaine Mizze II

Homeowner's Questions and Concerns:

- Still having issues with deterioration of some mailboxes in community –some were notified 2 years ago and still non-compliant. What is PPM writing up? How is this being resolved? Also there is a home with 6-8 vehicles parked on sidewalk, in the street, yard, and those vehicles on blocks being repaired for a significant length of time.

Answer: In regards to the non-compliance with mailboxes, we have sent letters, and fines have been assessed. We will continue to do so eventually resulting in a lien being placed on the home. In regards to the house with an abundance of cars parked in and around the yard and house, and having vehicles on blocks being repaired, PPM has been notified and we will continue with the same procedures as stated above. We can cite the parking of the vehicles in the yard and sidewalk, however, we do not have the authorization to fine any homeowner for parking on the street. The City of Hoover does have an ordinance against parking on the street. Anyone with this problem is encouraged to call the City of Hoover and report it. They will handle the issue. PPM – They do a full ride through alternated with a follow up ride. We want to initiate less follow up rides and more full rides where they can incorporate follow up. Concerns will be discussed with PPM in the coming months.

- Clarification on the FOBS –
  1. Homeowners with liens should not have access to the pool
  2. Recommended that FOBS be completed before pool opens
  3. Limited number of FOBS per household – 2 per household free- Additional charge for extras with number to be limited
  4. Can be deactivated at any time
- Speeding in neighborhood:
  - We do need Hoover police involvement with this. They have been very responsive before when we had this issue. Janie will also speak to the mayor's office and Hoover to increase police presence in our neighborhood.
- Playground area: Most homeowners believed that the whole area where the tennis courts were removed would be used for the playground. This is not true as there is still an area of tennis court pavement in the playground. This is unsightly and needs to be made more presentable to blend in with the playground area. It was suggested that perhaps there was an oversight on the original design or the revenue was not there to complete the project . If lack of revenue was the issue, then maybe residents would want to give additional dollars to sponsor the completion. An email could be sent to all homeowners requesting donations for the project.

Answer: Janie stated that she would look at the original design to see if there was an oversight. She agreed that sending a letter of sponsorship is a good idea and may be used in the future. At this time, we are planning on painting the area mentioned and perhaps could put an additional piece of playground equipment there. This will be discussed at the next meeting.

Introduction of newly elected Board members:

- Voting ballots were sent to all homeowners this month. Thanks to all who voted. The results are in! The newly elected board members are:
  1. Felicia Brewer
  2. Lee Hood
  3. Toni Shrader (re-elected)

Lake Crest Facebook Page!! NEW!!!

- Please join us on our new facebook page. This is not a place to complain but a place to notify each other of events or concerns. It is a great way to communicate with our neighbors! This is exclusive to our neighborhood . We are currently in the process of sending an invite to homeowners.

Meeting Adjourned at 8:00pm

Next Meeting :  
April 7, 2014 7pm