

LAKE CREST HOMEOWNERS MEETING

April 7, 2014
7:00p – 8:00p

PRESENT:

Officers: Vice President Leslie Horton- Secretary Toni Shrader, Treasurer David Schneider

Board Members: Babs Petelos, Brian McCarty, Lisa Hoyle, Felicia Brewer, Lee Hood
Association Manager – Jody Northcutt

Leslie called the meeting to order at 7pm. Leslie prefaced meeting by stating that homeowners should disregard notices sent by PPM on or about March 25 concerning condition of weeds, mulch, pine straw in yards, flowers in planters, wreaths, and door art. Board is working with PPM to review and determine what is appropriate for our neighborhood.

OLD BUSINESS:

- Flag replaced on Preserve Parkway
- Lights at entrances replaced
- 3 new lights illuminating flag

FINANCIAL REPORT:

- Largest expense – pool and utilities
- Board working on other options to collect past dues
- Parking Lot to be resurfaced in next few weeks
- No other large expenses known at this time

NEW BUSINESS:

- Introduction of 2014 Board Members
President – Janie Bryant
Vice President – Leslie Horton
Secretary – Toni Shrader
Treasurer – David Schneider
Lisa Hoyle
Babs Petelos
Brian McCarty
Lee Hood
Felicia Brewer
- Introduction of 2014 ARC Members
Tricia Farris – Co Chair
Charlie Conklin – Co Chair
Phillip Holcombe
Joan Purse
Elaine Mizzell
- HOA Operations
The Board, headed by Leslie Horton, is presently conducting an in-depth review of all HOA operations, covenants, rules, finances, administrative processes, etc. This is to help identify items that the Board can be doing better or differently. Please be patient as we want to eliminate duplication

and waste and operate as efficiently as possible. The Board will be reviewing the Covenants and Rules and Regulations and will vote regarding wreaths, seasonal door decorations, door décor, as well as "Spring Cleaning" (i.e., mulch, weeding of beds, pine straw, flowers in planters, etc.)

- **Pool**
The Board decided to vote against implementation of the FOB system. There is not enough information regarding the amount of pool violations to warrant the expense of the system. We will be maintaining a detailed record of serious pool violations this summer to substantiate the cost of the FOB system. We are looking at other options to see what we can do to make the pool more secure – perhaps additional or older age monitors, or hiring security guards for peak use. Using high school students makes it difficult for them to stand up to their peers, and successfully deal with violators. We are open to suggestions from homeowners and pool users. We are now interviewing for pool monitors.
- **Parking Lot**
The Board recently voted to resurface the parking lot. The cost is \$4900 for resurfacing and resealing. The contract has been signed, and is being worked into their schedule.
- **Lake/Retention Pond**
The retention pond needs weeding and cleaning of debris. Southeastern Pond does our lake area but they do not do the retention pond. American Lawn has done it in the past and gave us a quote of \$6200. Southeastern Pond suggests putting chemicals in there to cut down on the growth. Charlie offered the suggestion that the Hoover High School biology department would do it for a donation. They do this in other areas and are trained. This is a part of their biology courses. Jody is to contact Hoover High School regarding this option.
- **PPM**
The Board and ARC is meeting with PPM to reevaluate our contract, and list of applicable violations. We want to discuss several items: PPM should be working for the Board, enforcing required enforcement, and the sending out of notices that should have not been sent by PPM. There have been instances where homeowners have talked with the ARC or Board and have been given additional info, but PPM sent notices anyway. We want to make sure they are looking for specific items and only those items.
- **Playground**
The playground did not go to the full extent of the tennis courts. Some of the old tennis court is still left uncovered. We are looking to paint this or perhaps put in a hopscotch area, etc. We are also replacing the mulch with rubber mulch for safety and maintenance. We have found a place that sells this, but need to get the yardage and see if we can afford to replace at this time. Jody is handling this.
- **Flag Circle**
We are scheduling another time to meet with the Flag Circle homeowners without a garage, to discuss the proposed resolutions for the storage of trash cans. This will be done within the next few weeks.

- Activity Report
 - Community Yard Sale – JUNE 7
 - Pool Party – MAY 3
 - Ice Cream Social – MAY 25

- Homeowners Questions and Concerns
 1. The issue of cars parked on the street were expressed once again at the meeting. Officer Fountain was in attendance and provided the following information. The Board does not have any control with cars parking on the street. That is the jurisdiction of Hoover Police. He did state that it is legal to park on the street if the public roadway is 24 ½ ft. wide. He stated that our streets in the subdivision are 24 ½ ft. wide. However, if a vehicle is parked on the curb, grass, parked illegal, or poses a safety hazard, please call the Hoover Police. They will issue a parking citation and will not disclose the caller to the owner of the vehicle for which is being cited.
 2. There were also homeowner concerns expressed about barking dogs, to which Officer Fountain advised about the Hoover City ordinance and that a homeowner can call the Hoover Police and they will contact the homeowner without telling the homeowner who made the complaint. Finally, there was a homeowner concern regarding the Board's anti-door wreath rule to which we responded by reiterating the Board's current review of Covenants and Rules.
 3. Officer Fountain received a violation letter this month regarding the Alabama flag flying on his house which has been there for 4 years. He wanted to know if this is in the covenants or ARC rules. The response: The Board is trying to balance homeowners interest with rules. The Board is reviewing the rules and regulations and covenants regarding what should or could be changed to better serve the homeowners in regard to the above mentioned door décor, "spring cleaning", weeding and mulching, etc. There may be some restrictions put on homeowners in determining what is reasonable for the totality of the neighborhood. There are also restrictions that require neighborhood approval, not just the Board. The Board realizes there is an issue and is working diligently to resolve this.
 4. Homeowners inquired about updating the Clubhouse. This is under review and a work in progress

Meeting adjourned 8:11pm

Next meeting – Monday, June 2, 2014