

LCHOA Homeowners Meeting
June 2, 2014 – 7pm

Board Members present:

Janie Bryant - President

Leslie Horton – Vice President

Toni Shrader - Secretary

David Schneider - Treasurer

Babs Petelos

Brian McCarty

Lisa Hoyle

Felicia Brewer

Lee Hood

And Jody Northcutt – Property Manager

Meeting was called to order at 7:02pm by Janie Bryant.

OLD BUSINESS:

- Pool and Clubhouse parking lots have been resurfaced
- Pool Party and Ice Cream Social was a success with over 150 bowls of ice cream being served!

FINANCIAL REPORT:

- Jody presented overall report (Monies for socials, resurfacing costs, etc) along with dues collected

NEW BUSINESS:

- 2014 YARD SALE –June 7 8am-12noon. Red balloons are being donated by Publix for this event. You can go to Publix and get your balloons to be placed on your mailbox. We will be having a donation company come by after the sale and pick up any items you wish to donate. Email blast is being sent with instructions for donation pickup protocol. Community yard sale sign is in Rick's basement. It is to be picked up for use for the yard sale. The yard sale will be posted on Facebook and newspaper.
- PLAYGROUND – Due to costs, we are postponing replacing the wood mulch with rubber mulch. When we do replace, we will be using the wood mulch in other areas as to not waste what we have. Lee and Janie have volunteered to paint the exposed areas of the former tennis courts. Date and time to be announced. All volunteers are welcome! There have been incidents of playground abuse. If you see misuse of playground equipment, please let us know. We are in the process of posting a rules sign for the playground.
- DELINQUENT DUES – The Board voted to grant a 60 day amnesty period (until August 1) to pay delinquent dues. After August 1, 2014, delinquent accounts will be turned over to a collection attorney. We have over \$40,000 in unpaid dues. We must be diligent in collecting past dues as we have many expenses upcoming for the upkeep of the building, i.e., club house siding, roof, air conditioner, etc.
- FINES – There has been a tremendous amount of hours spent by the Board to review the rules and regulations and make sure they are feasible and reasonable for the homeowners. We want to make sure the verbiage is correct and we will be updating once the review is completed. The Board voted to forego collection of Covenants violations fines from May 2014 and earlier. From June 1, 2014 and going forward, fines will be assessed and

enforced. The Board decision to forego collection of past due Covenant violations fines was because of the lack of documentation related to the assessed fines and that it was cost prohibitive to pursue fines at the cost of legal assistance. A revised fine structure will provide incentive for violators to correct violations and pay assessed fines immediately. Finally, use of a collection attorney will make it feasible to pursue delinquent fines. The Board has designated a sub committee consisting of 1 ARC and 2 BOARD members to ensure PPM compliance work is consistent with the Rules and Covenants.

- PPM will begin sending the fine report to 3 of our board members for their review to make sure the fines are consistent with the LCHOA Rules and Covenants.

POOL:

- Board is reviewing the rules and will be posted on LCHOA website. All guests MUST sign in with the monitor. If you do not see the monitor signing in guest, please report it to Jody. Please report all issues to Jody. We may need to revisit the key fob implementation if issues continue this summer. We have had instances of kids climbing on furniture and going over the fence and misuse of pool area in general. Some options that were mentioned are:
Have an off duty police or security guard on premise the week school T

Pool Monitors wear "Pool Monitor" T-shirts

Using monitors that do not live in Lake Crest or older pool monitors so as to not have the peer pressure from monitors living in this neighborhood.

Placing a small table with an umbrella at the entrance for monitor to sit and sign in guests.

SCHOOL REZONING:

- Lake Crest is being considered to be rezoned for Trace Crossings school. We need a strong presence at school board and city council meetings to stop this possible rezoning. An email blast will be sent to all homeowners.

DECKS ON LAKE:

- Many decks have been built that are out of compliance with covenants. The Board is in the process of reviewing and making a decision on what to do about structures built without authorization or that are in violation of covenants. A 50ft. area is designated COMMON AREA and can be used by EVERYONE. We need to treat all homeowners fairly. Some have requested and have been turned down while others have built without authorization. The alternative is to declare common property as per the covenants.

COVENANT AND RULE AND REGULATIONS UPDATE:

- We are in the process of reviewing the section on political signs and flags. No political signs are allowed. We are still reviewing the section on flags, but as of yet, have not decided to change. Decision was made on door décor, wreaths, and planters. It was decided that door décor and wreaths are acceptable if in good taste and not offensive. Planters may not contain dead plants, artificial flowers or weeds. Planters must have live plants OR be empty. All mulch, and ground cover must be a natural color. Once any Rules

that are to be modified have been modified, the new Rules will be posted to the website. Changes made to the website incur a cost of \$25 for each update. Therefore, we will wait until all reviews are completed before posting to website.

FLAG CIRCLE:

- A meeting was held regarding trash can issues and we are in the process of implementing a solution. Flag Circle homeowners are asked to leave name and phone number to discuss issues.

COMMUNITY SERVICE OPPORTUNITY:

- We could use some high school students wanting to earn community service hours picking up trash around the lake, trails, playground, etc. If you know someone, please email Jody or Janie

COMMITTEE REPORTS:

- We would like to say a HUGE THANKS! To our Activity Committee for the work they did on the pool party and Ice Cream Social! Both were a huge SUCCESS! You are very much appreciated.
- Lake Crest has a Facebook page! It is only for the residents of Lake Crest. To join, send a request to LCHOA facebook and you will be approved. This is a place to go to meet other homeowners and know your neighborhood. It is closed to the public.
- ARC – Remember, if you make any change to the exterior of your home or landscape, it does require approval from the ARC. Request forms are on the website. Send to Jody for ARC quick approval. ARC is here to protect you and your property value.

CONCERNS FROM HOMEOWNERS:

1. Request for us to contact city about possible blasting on new subdivision across Target shopping center on Preserve Parkway
2. Plans for Tennis Courts? – No plans for now – would have to be a special assessment by residents in order to proceed. City of Hoover is not approving lighting for tennis courts.
3. Request to do something for the teens of Lake Crest such as having a Non Alcohol party at the Club House with access to the pool. This will be taken into consideration.
4. Issues with destructive kids roaming the streets at night – Call Hoover police – If you know who they are, contact us as we have the authority within the covenants to restrict parent’s privileges.
5. American Lawn – issues – several homeowner are not getting the services they are paying for. Some noted, slack in servicing the Townhomes, trimming, and cutting of grass. All complaints need to be logged at the office for follow up and to keep a record for contract renewal.

Meeting was adjourned at 8:45pm.

Minutes by Toni Shrader