

LAKE CREST HOMEOWNERS MEETING
12-8-2014
7:00p to 8:00p

Meeting called to order 7:02Pm

Board Members present:

Janie Bryant - President

Toni Shrader - Secretary

David Schneider - Treasurer

Brian McCarty

Lisa Hoyle

Felicia Brewer

Lee Hood

And Jody Northcutt – Property Manager

Old Business:

1. Retention Pond Cleaned
2. Flag on Preserve Parkway replaced
3. 2015 HOA Meeting dates posted to LCHOA website

Financial:

1. Biggest expense this year was landscape and utilities
2. \$73,964 in Morgan Stanley
3. \$57,786 in checking
4. 2015 Budget will be finalized as soon as bids voted by Board

New Business:

1. Delinquent Dues - Delinquent dues and fines over \$500 will be turned over to collection agency as of Jan.1
This will put teeth into getting these dues recovered.
2. Fine Structure – There will be a grace period before fines are levied.
First month ride through-violation is noted
Second month ride through – if violation is not fixed, a letter will be sent giving a time frame to complete.
Third month ride – if violation is not fixed, a fine will be levied.
 - The fine accumulates at the rate of \$100 a month for each month not compliant. At \$500, it will be turned over to the collection agency.
3. Property management and lawn care bids are being discussed by Board. We are trying to be proactive with our money. We are also taking bids for air conditioning, siding, roof, etc. We want to have bids on hand to help us to budget for future repairs.
Meeting on Wednesday night 5:30pm with our attorney Jay Clark to review easement around the lake. All homeowners invited.
4. New Development – Concern for the new development by Signature Homes on the hill in regards to the silt runoff. We are concerned for the integrity of our lake and dam. There are state laws, City of Hoover laws about silt run off. A meeting with the developer needs to take place to discuss posting a bond. This will be another battle for community support. In regards to Prince of Peace development and construction, Lee talked with them and their concern on our matters seem very genuine. They have had inspections conducted at

- certain points during the construction and also have skimmers. Silt level needs to be measured now in and out of the lake to have a point of reference.
5. ARC – Looking for ARC member for the next year. If anyone is interested or knows someone who may be interested, please contact the ARC or Lake Crest HOA.

OPEN FORUM:

1. Homeowners brought to our attention that the agency ADEM must come out if slit is to be disturbed. We will be contacting them to help give us insight and information regarding silt and the new construction.
2. PPM letters – disregard any “pumpkin” letters along with any letters concerning the clean up of leaves. These were sent in error. There have been many complaints on PPM not doing their job. They are not taking the time to really look, not following through, and not communicating properly with the board. The Board is in the process of discussing other alternatives.
3. Once again, speeding and cars parked on the road are a major issue with homeowners. The board has no authority with the streets, or enforcement thereof. The streets belong to the City of Hoover. If you are having an issue with a neighbor speeding or parking on the street causing a safety issue, please confront your neighbor first and try to resolve. If you do not get the results you want, please call Hoover City Police for assistance.

Meeting adjourned at 8:00pm

NEXT MEETING: Yearly meeting at Lake Crest Presbyterian Church
Monday – February 2, 2015