

Lake Crest Homeowners Association
Annual Meeting – February 2, 2015

Meeting Called to order at 7pm

Introduction of special guest speakers:

- Jonathan Belcher and Richard Johnson, developers of Signature Homes regarding new subdivision, Magnolia Grove, behind Lake Crest
- Family homesites to be \$300,000-\$400,000 and completion due by end of 2016
- Lake Protection: Developers are constantly monitoring several locations from Prince of Peace through Lake Crest. They provided a \$100,000 bond to City of Hoover and agreed to put bond for the entire year, not just when construction is completed, which gives us a full year of monitoring.
- A map of the development will be provided to Lake Crest of an aerial view to be overlaid to show trees. The map will be left in Lake Crest office.
- Question arose about what could be done to control speeding on Preserve Parkway in relation to possible backup of traffic in turn lane to enter development. City of Hoover dictates to developers what can be done and City has not warranted a traffic light at that location.
- They have been very cooperative with Lake Crest and are willing to answer any questions or concerns. They stated that anyone can call their office at any time.

Introduction of Board

- Special thanks to Leslie Horton for the enormous amount of time she spent initiating and managing the many new accomplishments and changes that have been implemented this year.

Financial Reports:

- Jody reported on finances stating that we will see an increase in savings this year by making changes to the landscape company, property management company and hiring of a collection attorney to handle the collection of back dues from homeowners. Savings will also be made by implementing new fine structure consistency. NatureScape will be our new landscape company. Their bid was all inclusive, whereas American Lawn was charging extras to their base bid. We had many complaints this past year on the service provided by American Lawn. We have a one year contract with NatureScape. Please feel free to send emails to us on the service you receive from NatureScape. The change should save us around \$30,000 for the year. McKay will now be our new Property Management company. They will be charging half of what Premiere Property Management was charging for basically the same service. They are extremely excited to be working together with us this year.

New Board Members

- The two new Board members for this year will be: Charlie Conklin and Mark Williams WELCOME!

ARC Member Introduction

- Many thanks to the ARC members as they have a tremendous heart for our neighborhood and put in many long hours. It is not an easy job to do the duties of this committee and maintain friendships! Special thanks to Sheila Rothrock for her help and fill in this year!

2014 Accomplishments

- Formed and posted new playground rules
- Installed new playground fence and keypad lock
- Painted playground (old tennis court)
- Revised 3 rules
- Formed and implemented board committees

- Revised and posted new pool rules
- Implemented a data backup system
- Completed striping on Flag Circle
- Addressed school rezoning issue
- Implemented Lake Crest facebook page
- Installed new lighting on Flag Circle
- Resurfaced Clubhouse parking lot
- Formulated a new fine structure for 2015 implementation
- Formulated a new collections system for 2015 implementation
- Replaced US weathered U.S. Flags on Preserve Parkway
- Implemented volunteer opportunities for Lake Crest youth
- Addressed trash can issues on Flag Circle
- Training for pool monitors instead of purchasing key fob system
- Worked/working with Signature Homes and met with city to address concerns of LC homeowners regarding Magnolia Grove development

Long Range Plans

- Refreshing inside of Clubhouse (new flooring, painting interior, refreshing cabinets and hardware)
- Additional stop sign on Lake Crest Drive and White Stone Way - currently seeking approval from city
- New roof (bids complete and on hand)
- Siding on Clubhouse - bids complete and on hand
- New pool furniture
- Air Conditioning units - bids complete and on hand

Homeowner Concerns and Questions

- FaceBook page - can homeowners post items for sale? - Currently under Board discussion
- What was resolution of trash can issues on Flag Circle - they are allowed to put trash bags out on day of pickup only
- Proper lighting of flag on Preserve Parkway - lights to be redone to light properly - contacting company that originally completed the work
- Dogs running free in neighborhood - if issue, call Hoover Animal Control to handle situation- they will also contact pet owner if necessary
- What are the hour limitations for Clubhouse - None set, however, there is a 11:00pm city noise ordinance - Board to discuss
- Concern about silt from Signature development and Prince of Peace (Do not want our lake to be compromised due to these developments)- Spectrum Environment is monitoring for Signature but Board will revisit this issue with Prince of Peace. Homeowner, Marvin (Gene) Hartley, Exploration Geologist, has offered to assist and discuss with Board the issue of sediment control and the possibility of a irrigation well which could save dollars in water and sewer costs to all homeowners.
- Pool Monitors /Security - Pool monitors will wear uniform tshirts this year to recognize them as the pool monitors. Board discussed having a security guard on duty for the beginning of the season. One of our homeowners, who is a police officer, is interested.
- Solicitation - Call Hoover police - they will drive them out!
- Concerns about road access to the new apartment complex to be built across 150 from Lake Crest. Board will begin discussions on this issue.

THANKS TO ALL ATTENDING for taking interest in our neighborhood!

Meeting adjourned at 8:30p