

July 17, 2006
Lake Crest Homeowner's Association
Board of Directors Meeting

In Attendance: Rick Franks, Andy Patel, Jennifer Breland and Jeff Thompson

Old Business

A neighborhood-wide garage sale was held on Saturday, May 13th. This was a very successful event for the neighborhood. We will look at making this an annual event, with a set date, so that more homes can participate.

Having the security guard in the pool area over the summer has been a huge help and has been a very positive experience. There were a couple of incidents that were handled much better with his presence. A date has not been set to eliminate the security guards presence. We will have determine the final days of the pool and plan accordingly.

New Business

Current Issues

The proposed development, The Grove, that has gone before the City of Hoover Planning and Zoning Commission, was approved on Monday, July 10, 2006. The developer has agreed to put up a \$100,000 bond to protect the Lake Crest lake in case of any run-off or damage during the construction process. This development will be a good thing for the neighborhood and should only be a positive addition for residents.

With the near completion of the neighborhood, the Architectural Review Board will be handed over to the LCHOA Board of Directors on January 1, 2007. We will need to form a committee to assist in the review and approval of submitted plans for changes and upgrades to homes in the neighborhood. We would like for this committee to be made of residents who have expertise in the areas of construction, architectural design, etc. If you or someone you know in the neighborhood might be willing to help with this committee, please let a board member know.

A plan has been proposed for the construction of the new neighborhood pavilion and playground area. A diagram of the proposed layout is available on the website for residents to review.

Residents can provide comments and suggestions via the website on this proposal. The area includes the new pavilion, a new playground, and additional parking spaces. The pavilion will house sturdy rubberized picnic tables, gas grills to the side, and a great place for kids and families to enjoy a picnic out of the sun. With the new additions, there was discussion on getting boats from the parking lot to the lake. There are a couple of options that can be considered and Jeff Thompson will look at ways to handle this. One possibility is a gravel road running alongside the tennis courts that will go down towards the lake.

A suggestion was made to put the playground in the tennis court area. Additional tennis courts could be added on the "gift" lot that Awtrey Realty will be donating to the neighborhood when construction is complete.

The Lake Crest Covenants are currently under revision and will be a top priority for the Board in the upcoming months. There are some convenents that are not enforceable, so the committee will identify those that are enforceable and notify all residents of those that will be enforced. This committee will be chaired by Mike Lunsford, who will work with the board to identify and enforce these covenants and impose appropriate penalties for those not in compliance. Mike has experience in handling this with other neighborhoods and will make sure that everything is handled legally.

Committee Reports

Communications and Activity Committee

The Get the Scoop Ice Cream Sunday Party held on Sunday, June 25th was a great success. Over 150 neighborhood residents came out to enjoy some ice cream and get to know some of their neighbors.

The next event will be the Beer, Bingo, and Buffalo Wings party scheduled for Saturday, August 19, 2006 from 6:00 p.m. until 9:00 p.m.

The suggestion was made to have a movie night in the tennis courts area of the clubhouse.

The next edition of the newsletter will go out the first week of August. Additional events, updates, and neighborhood information will be available inside.

If residents don't already have their email registered in the directory, and would like to be included in neighborhood email blast, please make sure that you get your correct email address to Jennifer Breland at jbreland@uab.edu.

Finance Committee

The neighborhood is in good shape financially. All expenses are inline with the approved budget. If residents would like to see a copy of the financial statements, they can contact Steve Braswell, the neighborhood property manager.

Pool Committee

On Monday, July 17th, a large hole was discovered in the shallow end of the swimming pool. The pool had to be closed due to safety concerns. We are not sure exactly what happened to cause the pool, but suspect that it is due to vandalism. Residents need to keep an eye out for anything unusual at the pool and clubhouse area. The pool will be closed until repairs can be made. (Reopened Saturday, July 22, 2006)

Lake Committee

Jack McDuffie with Awtrey Realty has also agreed to go ahead and dredge the lake for us since the almost all of the development is complete in the neighborhood. Southeastern Pond will handle this for us sometime in Fall 2006.

Landscape Committee

No Report

Legal Committee

No Report

Current Concerns/Issues From Homeowners

There was discussion on food in the pool area. Although, this may not be optimal for some residents, according to the Jefferson County Health Department, food cannot be within 10ft. of the pool area. In

order to keep the pool opened and operational, must abide by these rules.

LCHOA Board Meetings

The next LCHOA Board meeting will be held on Monday, September 11, 2006. All residents are encouraged to attend these meetings and discuss any issues or concerns.