

Lake Crest Homeowners Meeting
April 13, 2015
7:00pm

Meeting called to order: 7:02pm by Charlie Conklin standing in for Janie Bryant

Board Members Present:

Charlie Conklin
Toni Shrader
Lisa Hoyle
David Schneider
Felicia Brewer
Babs Petelos
Lee Hood
Mark Williams
Jody Northcutt – Business Manager

Thanks to everyone for coming out to the meeting due to inclement weather!

OLD BUSINESS:

- Clubhouse has been updated! The inside has been completely repainted, new cabinet hardware, new flooring and the air conditioning units replaced.

FINANCIAL REPORT:

- Budgeted to collect \$306,000 in homeowner dues but have only collected \$280,000.
- We are under budget for the year so far due to the changing of the landscape company and also the management company. Both are charging less than their predecessors.

NEW BUSINESS:

Delinquent Dues -

We must collect dues to meet our budgeted income for the year. We are working with a collection attorney to help recoup these dues owed. We are paying no money upfront and no retainer to the collection attorney. Outstanding dues of \$600 or more will be turned over to the collection attorney. \$100 fine will be assessed after a specified time.

Rezoning for Schools:

Everything is on hold at this time due to the interviewing process for a new superintendent.

Landscape Company:

NatureScape is our new landscape company. Overall, we have received favorable comments, however, we did have one resident express dissatisfaction with NatureScape and we offered to put him in touch with a manager. NatureScape is very open for comments and will send a supervisor out to personally discuss any problems with a homeowner. Please contact LCHOA with any issues, comments and feedback regarding NatureScape.

Management Company:

McKay is our new management company. They have requested another meeting with the Board and we will update shortly. Date is set for 6-1-15 for all homeowners to have their mailboxes repainted, change or add mulch, or to do any refreshing your property needs.

Clubhouse:

As we continue refreshing the clubhouse area, we will need to repair and in some instances replace gutters.

Lake Updates:

We need to confirm where the easement and common area are around the lake. We will do a lake survey instead of surveying individual homes as those surveys could run \$1000 each. We can pull up the survey from JeffCo.org. We also may have one in the office files. Charlie is working on this. When

that determination is made, we discussed placing No Trespassing-Private Property signs around the lake.

As far as the lake itself, Signature Homes does have a bond set for any issues they may cause with construction. We have concerns with the construction at Prince of Peace, but have not heard back from them. Janie has been talking to ADEM about the recent fish kill, but no definitive answer on the cause as of yet.

COMMITTEE REPORTS:

POOL OPENS MAY 2 with our annual pool party! The pool code along with a copy of the new pool rules will be going out in a letter to all homeowners this month.

We have also "beefed" up security this year on the front end of the season to help with non residents using our pool. We have hired an off duty police officer who is one of our residents. His presence will also be an asset to the pool monitors.

ICE CREAM SOCIAL – This is planned for May 16 or 17 – Date to be finalized Soon!

ANNUAL YARD SALE – June 13!!! More information to come! – Sheila Rothrock and Elaine Mizzell volunteered to oversee the yard sale process this year! Last year advertising was a problem as well as signage. They will make sure we have a email blast, signs posted and communicated to the local papers.

ARC – This is a busy time for the ARC. Decks and outside structures are being built without proper notification to ARC. Please remember it is required that you fill out a request form BEFORE beginning work on your project, even if it is just painting your roof the same paint color as before. We ask you to fill out the form completely with as much information, drawings, descriptions you can to ensure there are no delays in processing your request. ARC wants to get responses back to the homeowners as quickly as possible.

HOMEOWNER CONCERNS AND QUESTIONS:

1. Beavers decimating shrubbery, plants and trees! This is ongoing issue! Discussion on perhaps looking to get bids from other companies that handle this type of problem. Homeowners not happy with the company that is currently being used – they seem ineffective.
2. ADEM – Since we have not heard from them, have we gone elsewhere? Southeastern Pond is working with 3 different agencies. They have taken water samples. Residents noted that the substantial amount of kill is causing smell at spillway.
3. Resident asked if we have Lake Clean Up day planned? We could advertise during the pool party. A resident has volunteered to organize and send the info to the Board
4. Homeowner commented that we need an additional buffer between the houses and the playground. Too many people are using their lawn as a shortcut. They stated they need additional protection and something added to keep people from coming through onto their property.

Meeting adjourned 7:58pm

Next meeting – Monday June 1, 2015 at Lake Crest Clubhouse

