

Lake Crest Homeowners Meeting
June 29, 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
Lee Hood
Mark Williams
Jody Northcutt – Business Manager

OLD BUSINESS:

- April meeting minutes posted to LCHOA website
- New flag at Preserve entrance
- Pool Party and Ice Cream Social Party – “THANK YOU!!” to those who organized and made it so successful!
- Lake Crest Yard Sale – Big THANKS! to Sheila Rothrock and Elaine Mizzell for the hard work and dedication in planning this event. It was the most participated yard sale in our history!

FINANCIAL REPORT:

- Budgeted to collect \$306,000 in homeowner dues and have collected \$292,821 –an additional \$14,000 (approximate) collected this month.
- We continue to be under budget for the year. Major factors include collections of fines and delinquent homeowner dues. We still have an outstanding balance of \$25,384 in customer balance, many of which will be turned over to our collection attorney for further action.

NEW BUSINESS:

- Nature Scape:
Many complaints from residents on consistency of service. They have been employed by us for 6 months and are still learning our needs and expectations. A meeting with Nature Scape is scheduled for Wednesday, July 8, 7pm. All residents are welcome to express concerns. We suggest you bring pictures of problem areas, or emails, etc. to help in providing details for discussion.
- McKay Management:
They have completed 2 rides since their April start date. The results are sent to the ARC and Board after each ride has been completed. The Board members discuss and approve letters to be sent. McKay is on a once a month ride thru schedule.
- Lake Updates:
Southeastern Pond and ADEM tested the pond and the fish. No issues found at this time. They found that the previous issue could have been caused by one certain chemical that dissipates after 24 hours. ADEM found that it was untraceable due to the length of time. It was recommended for us not to add any more fish to the lake as they will repopulate. There was a decrease but is balancing out now. They did shock the lake and will be revisited once a month to fertilize the lake. The report and measurements are available in the office.
Future plans are being discussed to add improvements to the walking trail around the lake. This will include different rocks that make it easier to walk as

well as continue to maintain areas such as such as cutting high grass and updating bridge. Homeowners should continue to be vigilant in picking up trash they see when walking the trail as well as properly throwing away fishing line, hooks, and other material that could be hazardous to our wildlife. Future plans are being discussed to add improvements to the walking trail around the lake. This will include different rocks that make it easier to walk as well as continue to maintain areas such as such as cutting high grass and updating bridge.

Homeowners should continue to be vigilant in picking up trash they see when walking the trail as well as properly throwing away fishing line, hooks, and other material that could be hazardous to our wildlife.

-The Board has also discussed placing signs at the end entrances of the lake stating that the lake is for LakeCrest residents only and that permission must be granted to be on resident side of lake. We will also include that LCHOA is not liable for accidents or injuries.

-The Board is continuing its discussion with our attorney on easements around the lake. At this time we will go by the covenants and any variances can be discussed with the Board or ARC. There is a plat of all lakefront lots in the office with footage and measurements of each lot. A simple measurement of your lot from the street to the back will show you exactly where your lot is in relation to the easement area around the lake.

COMMITTEE REPORTS:

ACTIVITY COMMITTEE – Next event will be the Kids Back To School PIZZA Party! Date to be determined – Stay Tuned!

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 BEFORE beginning work on your project, even if it is just painting your house 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. MAKE SURE IT IS COVENANT COMPLIANT

HOMEOWNER CONCERNS AND QUESTIONS:

1. Issues with food, drinks, and inappropriate behavior at pool – These need to be passed up to Jody.
2. Appearance of mailboxes are a problem once again. Paint colors and lot numbers are posted on website. We do have another supplier for the mailbox parts if needed. They can get all parts! Please call office for supplier contact info.
3. Pool Rating – Health department has scored us now at 93. The previous low score was last year when pumps were down and pool was closed. Chemicals are checked 3 times a day. No issues in this area
4. Landscape concerns – no consistency, landscape workers need additional training on our expectations and how to use their equipment. Meeting is planed for July 8 with Nature Scape.
5. Dumpster and Pods in Oakmere – This is being handled and will have resolution within a week.
6. Bored teens in neighborhood – Many issues with groups of teens going into yards, ringing doorbells all hours of night, etc. If you have any knowledge of who they are or need to report an instance, please call Jody asap.
7. No ETA on stop sign being placed on White Stone Way and Lake Crest Dr.

Meeting adjourned 7:58pm

Next meeting – Monday Aug. 3, 2015 at Lake Crest Clubhouse

