

Lake Crest Homeowners Meeting
Aug. 4, 2015
7:00pm

Meeting called to order: 7:00pm by Charlie Conklin.

Board Members Present:

Charlie Conklin
Toni Shrader
David Schneider
Lee Hood
Mark Williams
Jody Northcutt – Business Manager

OLD BUSINESS:

- Dumpsters and POD's removed from Oakmere
- NatureScape meeting with residents. We had a good turnout! NatureScape was very attentive to resident issues and complaints. They have now hired a Assistant manager to oversee crews to make sure work is done properly. They are responding to homeowner requests.
- City of Hoover will not place a stop sign at LakeCrest and White Stone Way at this time. The request was denied and not deemed necessary.

FINANCIAL REPORT:

- We are under budget in most areas except for Clubhouse due to "refresh" . New flooring, painted cabinets, new fans, and HVAC.
- We have collected another \$3000 in back dues and other outstanding dues have been turned over to collection attorney.

NEW BUSINESS:

- There will be 3 board member positions coming open for next year. The term will begin in February and runs for 3 years. Good perks and lots of entertainment! If you are interested, please call Jody or make one of the board members aware.
- Board will be looking at long-range plan for maintenance and repairs on the walkways, clubhouse steps, walking trails, etc.
- We will be painting the rails around the clubhouse and pool area as they have rusted and are in need of fresh paint, as well as pressure washing the deck, some of the pool areas, and also the trail bridge. The bridge rails will also be painted. Please notify Jody if you notice something that needs to be repaired or "refreshed".
- Charlie did a 4-hour ride through with McKay to show and enforce items and areas they should be reporting each month. Most of the issues were with weeds and mailboxes. A letter will be sent to every homeowner stating that if they have not painted their mailbox within the last year, please do so now. The correct color codes are on the website.
- Consideration is being made by the board to have someone paint all mailboxes every two years. This would be at homeowners expense but would free the homeowner from painting themselves.

COMMITTEE REPORTS:

- Activity Committee:
PIZZA PARTY Back to School Aug. 11 5:30pm!! If it rains, it will be moved into the clubhouse.
- Lake Committee:

Unfortunately, the swan that we inherited and took to the vet to have fishhook removed, was found dead in the lake.

- POOL Committee:
- We received a 94% on our pool by the Board of Health. We have consistently been in the 90's this year! Small items like a few knobs were the culprits! Those are being replaced.
- ARC committee:
Arc is in service for the protection of homeowner's property value. We are reminding everyone to please send requests to ARC BEFORE having any projects done to the outside of your home or property. All requests must be submitted and approved before work is scheduled.

HOMEOWNER CONCERNS AND QUESTIONS:

- Pool Behavior – please do not drink alcohol beverages openly around children. There have been complaints from homeowners.
- Board is still waiting on a reply from our attorney concerning the buffer around the lake. Do not put any structure on the edge of the water as some of the buffer on some properties is actually in the lake. We are still determining common area. At this time, assume your property goes to the lake. If someone is in your yard fishing, you have every right to ask them to leave. We are having signs made to put around the lake stating "private property".
- Cars parked on street – Streets are property of the City of Hoover. If there is a situation, call the Hoover police and they will attend to the situation.
- Homeowners stating that many houses have bad landscaping. There are trees overhanging sidewalks, grass covering sidewalks, and no mulch in some yards. These are being reported to McKay for further action. The Process is as follows:
First Ride – the identified offense is recorded
Second Ride – if not correct, homeowner receives a letter and given time to correct.
Third Ride – If not corrected, homeowner receives a letter and fined
Fine will increase each month and when it reaches \$500, it will be sent to the collection attorney.

Meeting adjourned 7:58pm