

Lake Crest Homeowners Association
Meeting – June 13, 2016

Meeting called to order – 7pm by Charlie Conklin

Introduction of Board members present :

- Charlie Conklin, President
- Toni Shrader, Secretary/Treasurer
- Mark Williams
- Quittie Wilson
- Miguel Vilchez
- Felicia Brewer
- Jody Northcutt, Property Manager

Financial Report:

- Checking - \$135,448.70
- Morgan Stanley - \$73,825.43
- We have \$20,157 in outstanding dues DOWN from \$86,000 that were outstanding in April
- Law passed that we are now able to garnish wages for outstanding dues over a certain time period. We have several claims in court at this time for dues owed. Any dues or money owed LCHOA over \$500 is turned over to collection agency with all fees paid by homeowner. Claims filed 6-8 months ago are now being assigned court dates.

Accomplishments:

- Delinquent and past outstanding dues are being sent to collections to file suite in small claims
- Walking trail re-graveled, and maintenance complete
- Addition of some new tables at pool area and clubhouse patio
- New pool FOB system in effect

2016 Plans:

- Replace additional pool furniture as needed
- Replace and add wood chips to playground
- Replace parking lot light to LED
- New landscaping on Dam, we will have more sod and "green" while lakeside will have plants and walk area to fish
- Add cameras to pavilion area – There was vandalism on the playground area with someone cutting into fence to get into pool area. With new key fob system, it has made it more difficult to enter pool area without it, which has given us better control of who is using our pool. Unfortunately, vandalism may occur, and we need to have a system to detect intruders.
- Discuss adding speeding digital signs throughout neighborhood roads
- Reserve study to be done on neighborhood by engineering company to assess all common areas to decide how much money needed for long term budgeting
- We are in need of someone to be on the Pond Committee. If you are interested in helping us handle the lake area, please contact Jody or any member of the Board.

NEWS and CONCERNS:

- We have asked for more police patrol from City of Hoover – if you have speeding issue or something looks suspicious, please call the police non-emergency number 822-5300 and let them know.
- There is no SOLICITATION in Lakecrest. It is now a law that the solicitor must have a license and badge and be registered in order to solicit. If you have an issue, you can call the police non-emergency number above.
- You can report street light outage to Alabama Power on their app. We do not replace light bulbs for street lamps

We are diligently working with McKay Management to correct their errors on violations. This is an ongoing process but the Board is well aware of issues concerning these ride throughs. **NO FINES will be assessed for those concerns that have been referred to the board until a decision has been made on the covenant violation. For concerns regarding communication from McKay, please call Jody to research and handled by the Board.**

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- Please keep in mind that the walking trail is just that, a walking trail, not a bike trail. Bikes cause damage on the trail – if you see a biker on the trail, please let them know. We are in the process of making trail signs regarding this.
- Chick-Fil-A going in across from Target at Grove!
- Outback Steak building at outside location at MALL!

POOL KEY FOB PROGRAM – (REMINDER)

- Each homeowner will have a different number FOB assigned to their home.
- Each homeowner will receive one (1) FREE FOB -You are allowed to purchase up to 3 more for \$15.00 each – limit of 4 per household
- FOBS are waterproof
- No codes are used this year – only FOBS that will scan you into pool area
- You will also need FOB in order to get to playground area
- FOB system addresses security and safety concerns better than code system
- Allows for deactivation if fines and dues are delinquent.

Committees:

- ARC –Be aware that any tree cutting must be approved by ARC. They just need to know what is going to be put to replace that area
- We do have someone in our community that will paint mailboxes and posts and some repairs for \$40. Please contact Jody if interested.
- ACTIVITY COMMITTEE – Ice Cream Party went very well – this will be for all residents from now on and not just for the kids. It is a good way to engage with homeowners and meet new people! Back to school party date TBA for August.

