

Lake Crest Homeowners Association
Annual Meeting – November 14, 2016

Meeting called to order – 7:08pm by Charlie Conklin

Introduction of Board members present :

- Charlie Conklin, President
- Mark Williams, Vice President
- Miquel Vilchez
- Felicia Brewer
- Lee Hood
- Quittie Wilson
- Jody Northcutt, Property Manager

Introduction of new Board members:

- Lee Hood – reelected
- Felicia Brewer - reelected

Financial Report:

- Increased collection of delinquent homeowner dues by sending to collections attorney
- Collections are down, dues down to @20981.96 with 9 homeowners having liens on their house
- Waiting on court dates to file judgment against homeowners who still have past due amounts
- Over budget due to upgrades made this year. We will be transferring money from our Morgan Stanley account
- Charlie suggests a reserve study to be done to determine where we will be in 5 years as maintenance issues are rising.

2016 Accomplishments:

- New Key FOB system – success
- Clubhouse/pool area completed with facelift
- Walking Trail is complete – not dangerous to walk
- Added cameras to pavilion and parking lot
- New wood chips added to playground
- New pool furniture additions
- Added sod to entrance of Preserve Parkway and Lake Crest Dr.

2017 Plans:

- Replace all pool furniture – still have 20 pieces left to sell
- Replace clubhouse parking lot lights to LED – more light – saves money
- Replace speed limit post to decorative post where needed – doing survey

Activities:

1. All events for 2016 was a huge success – will continue with these events in 2017
2. Food Truck Thursday added and will continue! Big Success! During the winter, we will eat in the Clubhouse – Jody will put up signs and post on Facebook

ARC:

- Committee members present – Tricia Farris and Elaine Mizzell
- Reminder to submit form for any change that needs approval. Give enough time for turnaround
- Houses need to be in compliance and any outstanding violations settled

Homeowners Concerns:

- Still concerns on various homeowners' mailboxes not properly painted and maintenance – Charlie stated that we have someone who will paint and repair mailboxes and that homeowners can pay this person or they can pay a fee to have it added to their dues. Mr. Taylor will even refinish faded address plates and will do mailboxes for a reasonable price. CONTACT MIKE TAYLOR 205-218-6165
- Concerns about cracks in sidewalks – must call City of Hoover – this is not the responsibility of the Association
- During draught period, we are watering plants only once a week
- Tennis Courts – long range planning – there is conflict with City of Hoover regulations on having it on the Preserve Rd. area – not an option – study to be done as we will have to do walk area, natural areas and general maintenance again, which involves spending 2k-3k a year. The master plan for tennis courts estimated 120K + for courts and lighting
- Residents asked about restroom access to pool from playground. Cannot provide due to liability. There are no lights on playground because of houses
- Concerns about communication saying some are not on email list. We have 612 residents and only half are on facebook and others have not given or do not have email addresses.
- ISSUES AND PROBLEMS: Please contact Jody via HOA email or cell first before complaining on facebook. We can quickly resolve your issues by letting Jody know of the problems and issues.