

LAKE CREST HOMEOWNERS MEETING - AUGUST 14, 2017

Meeting called to order 7:00P

BOARD ATTENDEES:

Charlie Conklin, President

Toni Shrader – Secretary

Felicia Brewer

Lee Hood

Miguel Vilchez

Jody Northcutt – Property Manager

2017 OLD BUSINESS:

- New pool furniture
- Replaced parking lot lights to LED
- New landscaping on Dam, added sod
- Added LED lights to bridge and bridge area on nature trail
- Added decorative post for speed limit signs throughout neighborhood that did not have them
- City of Hoover added new stop signs on Lake Crest Drive to help speeding. Decorative posts have been ordered
- Added basketball goal to playground

2017 FUTURE PLANS:

- Long term evaluation planning for neighborhood
- Covering for playground area
- New landscaping on Dam-side pass bridge

FINANCIAL:

- Income to date \$390,150.81
- Total expenses to date \$287,942.06
- Checking \$103,609.85
- Morgan Stanley \$43,529.70
- Collections \$21,877.87
- Overage to date:
 - Irrigation back flow test and repairs
 - Streets-New decorative post signs in The Arbors and on Lake Crest Drive
 - Lake fountain removal for possible repairs
 - Lights on bridge walk way and bridge
 - Retention pond cleared out
 - Beaver control
- Goal is to put \$31,000 in reserve backup by year end providing no unexpected expense

NEIGHBORHOOD ACTIVITIES:

- Neighborhood watch program. Street captains have been selected. Captains will receive email with information.
- Halloween party – details to follow
- Pool Open through end of September
- Food Truck on Thursday nights –will post banner a week before – and post trucks coming on Facebook

ARC REMINDER:

- Need request on file for any work done to property, for example, new roof, landscaping projects, painting of outside (even if same color), cutting down trees, etc.
- All documentation for requests are posted on the web page
- Make sure Jody has correct email on file
- SEND ROOF FORM TO JODY – she will be collecting these only
- No contractor signs are allowed in yards
- When selling your property, ask realtor for a correct survey of the property.
- ARC will require copy of survey when or if any add ons or fences are done on the property to ensure it is well within property lines.

CONCERNS:

- Debris on property along easement lines creating drainage issues – water damage in neighborhood. We are asking the City for a map to show where all drains are. Some have trees growing out of drains and freshly cut shrubbery are blocking drains and diverting flow of water. The easement is homeowner property. If you see neighbor dumping yard debris, tell them to stop as this is changing the flow of water. Power company is coming to cut some trees and we are requesting them to kill the kudzu.
- Shrubs growing over sidewalks – please keep these cut or we will send someone to cut and charge the homeowner. Also check covenants for height and width of tree branches growing over sidewalks.
- Pool – the pool has chemicals tested 3 times a day. City inspects twice a month and we have scored 100 on these inspections this season. We will look into putting additional chemicals in water to clarify against sunscreen to achieve a more sparkling clear water.
- Many cable and charter boxes need repairs. We are getting the phone numbers for homeowners to call and they will be put on the website.
- Discussed putting garbage cans, signs and possibly baggies along lake trail for all homeowners to clean up after their dogs.

Meeting Adjourned 8:20pm