

Minutes
LCHOA Officers, Board, and Home Owner Meeting
June 28, 2010

Present

- :President Rick Franks, Vice President Margo Sitko, Secretary/Treasurer Shelly Terry
- Board Members
Charlie Conklin, Jody Northcutt, Brett Hopping, Stacie Prince, Aimee Ramsey, and Mike Rickman
- Association Manager Steve Braswell
- Homeowners approximately 30 including Al Awtrey, developer
- Guests Gene Cole.

Rick called the meeting to order at 7:00PM and introduced the agenda items.

OLD BUSINESS

Discussion:

US Steel

Rick provided an update on the USS Steel rezoning meeting with the Commission on June 14. Ten to 12 Lake Crest residents attended and 5 spoke to the commission.. Reasons for opposing the request included the issue of increasing vehicular traffic; the issue of visibility of our homeowner with of a hotel and restaurants at that location, and the size of office buildings. The buildings could be up to 65 ft in high. With zoning change property could be a little strip mall. The commissioners approved the request. The next meeting is with Hoover City Council on July 19. Rick urged homeowners to attend, Newsletter,

Al Awtey and Gene Cole provided additional background information because of their role in developing Lake Crest. They explained further about the planning and zoning meeting. The first step was the planning and zoning meeting, It was emphasized that the Council level is most important and it is next level.. The next step is the council meeting (7/19). After that, if approval is granted a development plan to be submitted to the County.

Action:

- It was recommended that the letter from US Steel announcing plans to develop the property adjacent be put on the LCHOA website.
- It was agreed that Al Awtrey, Gene Cole, and Rick Franks meet on this issue with Hoover Mayor and other city government officials prior to the City Council meeting.
- Rick will prepare a letter from to go out to all homeowners making them aware of this issue and asking for their support at the July 19 meeting.

Discussion:

Newsletter

Tricia will prepare a newsletter after each board meeting that will come out every two months (6 issues a year)

Lake Crest Home Beautification award

Further action will be held off until the Covenants are updated.

Landscaping Committee and Architectural Committee

These two committees will work together.

NEW BUSINESS

Discussion:

Pool

Rick explained that the pool is overseen by the LOCHA Business Manager with pool monitors.

Rick gave background on pool closing from June 24. He said it was caused by Mustard Algae brought in by someone from a lake. Also, the pool needs new sand filters. Professional pool treatment is underway. New parts are ordered and a new filtration system is to be installed. Problem should be resolved and pool opened for July 4..

There is an issue of people bringing food and glass onto the pool deck. Rick asked residents who use the pool to help enforce the rule against this by telling people of offense.

It was pointed out that our security guard is not approaching people who don't sign in.

Rick said it might be a good idea to purchase tee shirts for the pool monitor.

No smoking in pool area brought up by residents. Need for someone with authority to be present at pool at all time.

Tricia raised the point that rules in this community have never been enforced pool rules, covenants, etc.

Suggestion made by a resident that the neighborhood be broken down into smaller segments and interested individuals contact their neighbors.

Miscellaneous

Rick asked for people to become more involved on the committees.

Rick said at future meetings committee chairs will be given an opportunity to give a report.

Next meeting Aug. 2, 2010

Rick adjourned meeting at 8:20PM

Respectfully submitted by

Shelly Terry, Secretary/Treasurer.

Minutes
Officers and Board of Directors Meeting
June 28, 2010

Rick called the meeting to order at 8:30PM.

Discussion:

Rick proposed a gift card to our retiring Business Manager of \$150. Charlie requested a plaque.

Action:

Jody as the new Business Manager authorized to carry out both requests.

Discussion:

Pool

Rick explained that pool monitors work for and report to the LOCHA Business Manager. They make \$10-12 per hour. There was general agreement they need to have more guidance and their level of professionalism raised. Margo recommended that Jody make the schedule and outline job responsibilities. Jody suggested that there be a hose and a reel at the far end of the pool so the monitors can clean the pavilion.

Rick proposed we go ahead and get the glass filter for \$,1050 instead of the sand filter for \$750. keep same tanks and replace the laterals.

Action:

Jody was instructed or obtain Two tee shirts for each pool monitor to wear so they are visible.

The purchase of the glass filter was authorized.

Discussion:

Lake Crest entrance at Perserve Pkwy

Ideas from one (American Lawn) company was presented. Includes a landscaping allotment. Need clarification on pricing. Also, plan needs to include lighting.

Action:

Jody directed to get two more quotes. Suggested She contact Jeff Thompson to find out who is good with stonework. Entrance to look like Shades Crest Road entrance. Bid to include lighting, landscaping, and irrigation.

Discussion:

Bill from attorney who lives in Lake Crest for review of covenants is \$3,500. Charlie believes he is most knowledgeable attorney in area.

Action:

Board authorized Jody to pay the bill.

Other

Board meeting scheduled for July 25 to discuss plans for future.

The meeting. was adjourned at 9:30PM.