

LCHOA

Minutes

Officers, Board, and Home Owner Meeting

October 4, 2010

Present

- President Rick Franks, Vice President Margo Sitko, Secretary/Treasurer Shelly Terry,
- Board Members
Charlie Conklin, Aimee Ramsey, and Mike Rickman.
- Homeowners: approximately 27

Rick called the meeting to order at 7:00 PM

Minutes were read by Shelly. Charlie made a motion to accept the minutes as read. It was seconded by Aimee. Motion passed.

OLD BUSINESS

Discussion:

US Steel

Rick said that there are no further developments on the US Steel property. Research is still being done to see if the property was included in the original PUD.

Rick talked to Jack Duffy about the sidewalk from the Towne Homes to the intersection of Lake Crest Drive and Preserve Parkway. Original plan was to ask to lot owners to pay for the sidewalk in front of their lot since that is what the original Lake Crest owners had to do. However, this was not the case in the Arbors. These lots are in the Arbors so the LCHOA will pay instead. Anticipated cost is \$21,000. Three contractors have submitted bids. Rick said we will try to have the sidewalks installed by no later than mid to late November..

Action: None

NEW BUSINESS

Discussion:

Rick reported that the 19 Townes lots have been sold.

Other vacant lot discussion continues with Al Awtrey, Jack Mcduffy, and Gene Cole. They will probably deed the lot over to LCHOA..

Action:

None

Discussion:

Mike Rickman, Chair of Long Term Improvements reported on the status of the capitol projects being considered. Three architectural firms were considered and one, Vic Fortinberry, has been selected. Mike has met with that architectural firm and we now have a proposal that includes the following conceptual ideas: New Lake Crest entrance way at Preserve Parkway; Relocation of the current tennis court to the lot to be deeded by Awtrey; The current tennis court to become a

playground. There will also be a picnic area, with a park like setting to give current residents a place to enjoy not just a playground. Mike worked with a committee of residents giving input as to what is needed for their children. He will have something more concrete to report for the December meeting.

Action:

None

Discussion:

Rick noted that the goal of the capital improvement project is to improve the value of our common area. Financially we are in good shape. He noted that when the 19 lots have homes that are sold LCHOA will have additional revenue of about \$9,000 annually.

Signs for the fence between the pool and Pavilion have been ordered. Once they are posted the barbecue area will be open for year round use, although there will not be access to the restrooms.

Action:

None

Committee Reports

Activity Committee

Adult Activities: There will be a Mexican bingo night in either October or November. There will be a Christmas Party.

Children's Activities: Halloween party to be Oct. 24

Action:

None

Communication

Newsletter will come out following each Board meeting. Deadline for articles is 10.9.10 Anyone not getting a newsletter should let Tricia or Jody know to be sure their address is in data base. Tricia emphasized the importance of giving email addresses for special situation use. Get it to Jody.

Action:

None

Landscape Committee

No Report.

Action:

None

Legal Committee

Randy Guttery reported on the status of the work to revise the Covenants. He said that there are two initiatives; One is sector system, the other is reformation by the Committee to bring the Covenants up to date. He said he is very pleased with progress. 46 of the 50 Sector Home Coordinators have

reported to him. Eighteen of the 46 sectors have completed getting the names. The Committee is about 75% of the way through with the review and suggested changes to the Covenants. Our Covenant is a standard Alabama home owners Covenant. Arbor Hill in Riverchase has a separate document for their architectural standards and that is the direction the Covenant Committee would like to take.. Randy thinks we are in need a legal advice on direction.

Action:

Rick asked Randy to stay after meeting.

Lake Committee

Dam has not been inspected – should be under \$3,000 (Charlie's estimate)

Action:

None

Homeowner Input

Home owner suggested that there be a sign on the end of the pool parking lot saying that lake is for homeowners only. There is one at the bridge.

Another homeowner noted that water was running onto the bridge down near the lake. There is a on off control switch that was left running. He thought it had something to do with an irrigation system.

Update on the lady that built the garden...it's more than a garden. Mike Rickman said it's his mother in law's house and he had the gas company come out and they OK'd the structure at 646 Flag circle. There are several fences that encroach on the gas lines in that neighborhood.

New neighbors saw someone fishing off a vacant house. Suggested calling police if think they are trespassing. It is a private lake for homeowners and their guests only.

Trash receptacles needed on the trail side of the lake. Arrangements would need to be made with American lawn to empty it periodically.

Need to notify homeowners whose mailboxes are leaning to straighten them up

This may be a good time to make an offer to us steel. Rick agreed to contact

Suggested that Board contact police and report we have an ongoing problem with parking on the street. Rick said homeowner should call police themselves. Probably won't ticket. But if there is an accident they'll be charged. Suggestion was made to invite Hoover police to February meeting to talk about parking on street.

Next meetings: Dec. 6.

Annual meeting will be at the church in February.

Meeting adjourned at 8:19 PM

Respectfully submitted by

Shelly Terry, Secretary/Treasurer

Approved December 6, 2010