

LCHOA

Minutes

Officers, Board, and Home Owner Meeting

August 2, 2010

Present

- President Rick Franks, Vice President Margo Sitko, Secretary/Treasurer Shelly Terry
- Board Members  
Charlie Conklin, Brett Hopping, Stacie Prince.
- Association Manager Jody Northcutt
- Homeowners: approximately 34

Rick called the meeting to order at 7:00 PM

OLD BUSINESS

**Discussion:**

US Steel Rezoning Request

Rick reported that the Hoover City Council meeting held on July 1, 2010 included an item concerning the request for rezoning by US Steel of the property above and adjacent to our lake. He reported that approximately 100 Lake Crest home owners were in attendance at the Hoover City Council meeting. The Hoover City Council voted 7 to 0 denying the rezoning request. A Hoover City Council member did advise Lake Crest home owners that even though the rezoning request was denied for now we may want to consider purchasing the property to protect our interest in the future.

**Action:** None

**Discussion:**

Newsletter

Rick reported that Tricia Farris will prepare and mail a newsletter after each Board Meeting.

**Action:** None

Pool

Rick reported that a new filtering system was installed on July 2, 2010. The new system uses glass filtration rather than the old sand system. The new system is supposed to be a 90% improvement over the old filtration system. New signs have been posted at the pool stating that no food, no glass containers, or tobacco products are permitted in the pool area.

**Action:** None

NEW BUSINESS

**Discussion:**

US Steel Property

Rick reported that he had talked to Jack Duffy about the possibilities that the US Steel property (25 acres) that was the subject of the rezoning request may have been included in the original PUD. If that is the case there may not be any rezoning issue in the future. Larry Awtrey is looking into the original PUD. If the property is included we have maxed out on the original 600 houses

To shed additional light on this issue Tim Northcutt has researched the property and provided information that the county has its taxable value at \$322,600. Rick raised the question do we want to consider purchasing or doing a long term lease on the property? Some of our walking trail is on it. Rick suggested we offer to pay the taxes on it (est. for 2010 would be \$699.15) in exchange for no development requests for the property. A brief discussion followed.

**Action:** None

**Discussion:**

Long Range Goals

Rick reported that a meeting was held with three architectural firms for our long range planning improvements. We have started getting estimates on a sidewalk from the Towne Homes to the intersection of Lake Crest Drive and Preserve Parkway. There are still two vacant lots at and/or near the intersection. The owners of those lots will be contacted to pay for the sidewalks in front of their lots. Total cost will probably be \$18-\$20K.

Additional ideas discussed with the architectural firms include:

- The creation of an additional concrete area at pool that is now grass. It would involve moving the chain link fence. The area could be used for tables with umbrellas or lounge chairs;
- Where The tennis court is there could be a kiddie sprinkler system;
- The tennis court could be relocated to one of the vacant lots where there would be enough space for 4 cars to park. The court would be lighted and have a coded lock.

**Action:** None

**Discussion:**

Club House

The Dryvit on the Club House needs to be inspected to see if it is possible to change it to brick. There is a new process called "thin brick process" that might work. Also the Club House may need a new roof in a few years.

**Action:** None

**Discussion:**

Covenants..

Randy Guttery, Chair of the Covenant Committee reported that there have been four or five different versions of the Covenants and that they have probably been amended five or six times. When Lake Crest was originally developed a very restrictive covenant was put in place to protect

Mr. Awtrey's (the Developer's) investment. Now those Covenants are overly restrictive and not enforceable. There is a need to take out all the references that are incorrect. Goal is not to make them more restrictive. Basically they now say once your home was built you could not change anything or put anything in your yard without ARC approval. The Covenant Committee now has eight members plus Randy and ideally would have three more members. Currently there are none from the Townes and none from Lake Crest Circle.

The Covenants now require an affirmative vote of 200 homeowners to amend. We are coming up with a way of communicating to get proxies back so that it is possible to meet this number. To accomplish this Randy reported dividing Lake Crest into 12 home sections called sectors. There are 50 of them. One Sector Coordinator is needed for each 12 homes. Right now 41 sectors are covered. Task of the Sector Coordinators will be to let the other 11 homeowners in their Sector know who they are. Sector Coordinators can be asked questions about the Covenants. Their task is to get e-mail addresses and phone numbers of the other 11 homeowners in their Sector. This is to be done by the end of the year.

Covenant Committee goal is to have a draft of the revised Covenants written by the end of the year to be sent to the Board and to have revised Covenants adopted by March 1 2011. The last amendments were in 2005. Most of the amendments were technical such as driveways could face the street.

**Action:**

Tricia will put in the newsletter that the Covenants are on the LCHOA Web site. Randy will send out an email to the Sector Coordinators to start collecting email and phone numbers now. Tricia will include in newsletter a request for email addresses.

**Discussion:**

Other Items

Margaret Webb brought up the problem of a neighbor installing a garden in the easement.

**Action:**

Jody to write a letter to the homeowners notifying them that they are encroaching on pipe line property.

Minutes from previous meeting accepted. Motion made by Charlie seconded by Stacie.

At 7:50 Rick opened the floor to homeowners for any questions/concerns.

Committee Reports

*Activities Committee*

Aug. 9, 2010 from 5:00-7:00 PM is back to school night for all the children. There will be pool games, pizza, etc. A Halloween party is planned as is a Bingo Mexican night in October. The Chili Cook Off will be in the winter.

*Pool Committee*

Pool monitors are to enforce the rules. Their working hours are 8:00-11:00 AM , 1:00-4:00 PM, and 8:00 PM to closing. The security guard works two random days during the week and Sat and Sun for eight hours each day. Pool will close the end of September.

*Communication Committee*

Newsletter will be published after every board meeting. Will send email blasts as needed for important information. Better use to be made of the Web site.

Miscellaneous

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

Next meetings: October 4 and Dec. 6.

Annual meeting will be at the church in February.

Meeting adjourned at 8:20 PM

Respectfully submitted by

Shelly Terry, Secretary/Treasurer.

Minutes Approved October 4, 2010