

Minutes
LCHOA Officers, Board, and Home Owner Meeting
December 6, 2010

Present

- President Rick Franks, Vice President Margo Sitko, Secretary/Treasurer Shelly Terry
- Board Members
Charlie Conklin, Stacie Prince, Aimee Ramsey, Mike Rickman
- Association Manager Jody Northcutt
- Homeowners: approximately 19

Rick called the meeting to order at 7:00 PM

MINUTES

Shelly read the minutes.

Action:

Motion made by Margo to accept the minutes, seconded by Jody.

Guest Speaker Presentation

Property Adjacent to Lake Crest DR

A presentation was made of drawings for a buyer who wants to put a veterinarian clinic with 50 kennels on the property at the corner of Hwy 150 and Lake Crest Drive. The clinic building would be about 4000 sq ft with 16 parking spaces. Birmingham Hide and Tallow currently owns the property. Rick pointed out that the plan to have a 20-30 ft easement rather than the standard 50 ft easement puts the kennels too close to our club house. Also there is concern about the placement of the driveway right across the street from the Chevron driveway. While there are concerns about a veterinarian clinic this may be a better alternative than the possible car wash, Sonic, or car lot that had been considered/rumored. Rick emphasized that we would want a bond to protect us during construction for the club house and the pool. He also pointed out that a new owner will be able to do whatever the City of Hoover approves for the property.

Action:

None

Rick Announced The Following Items:

1. Mr. Awtrey has deeded the lot to us where the long term improvement plan envisions the new tennis court. The deed has been recorded.
2. The survey of the newly deeded lot was completed today.
3. We have two Board openings. Anyone interested is encouraged to give their contact information to Jody.
4. New windows and doors on the front and side have been installed on the club house. They are guaranteed for 15 years.
5. There are new stop signs at the intersection of Lake Crest drive and Lake Crest Parkway.
6. The road striping has been completed at the entrance from Hwy 150 on Lake Crest DR.

Action:

None

OLD BUSINESS

Discussion:

Sidewalk From The Towne Homes To The Intersection Of Lake Crest DR And Preserve Pkwy

The lines will be marked this week so work will probably start next week. The plan is to move the dirt from the sidewalk project to our new lot.

Action:

None

Committee Reports

Long Term Improvement

Rick reported that the architect is working on putting final drawings in place. His goal is to get drawings for home owners to look at by the LCHOA Annual meeting. A decision as to whether or not to move forward with the plan will be made by home owners at the annual meeting. Concern about the need for the tennis court and playground was raised by one home owner who thought the work shouldn't be done. This homeowner would rather have a gated community and another would prefer to buy the lot where the pet clinic is tentatively scheduled. Rick emphasized that the decision will be made at the annual meeting.

Action:

None

Covenant Committee

Randy presented the Covenant Committee update. He said the Covenant Committee has finished a rough draft of the Declaration. It has been given to an attorney for an estimate of cost to review it. The attorney is the same attorney who drew up the Arbor Hill Covenants. Arbor Hill does not have any of the nitty gritty in their Covenants. It is all their architectural guidelines. That is the same model followed by our Covenant Committee. Big items to look for in the revised Covenants are parking of vehicles; basket ball goals, numbers required to amend the covenants. It is expected that the revision will result in a more functional covenant that can be enforced. The revision is much less restrictive than what we have right now. Rick asked Randy to have revisions approved by the attorney ready for homeowners to review by January 15, 2011. Notice of the revision is to be announced in the newsletter to come out in January rather than in December. The revision may be sent via email as a PDF file with hard copies available from Jody. Randy noted that if the revised Covenants are approved next year at this time we will be enforcing them and ARC guidelines in which case there will be a fine for not picking up after your dog.

Financial Update

The financial update was given by Jody. She said for the most part projected income and expenses are inline with budgeted amounts for 2010 except that net income may be about \$5,000 less than budgeted.

Action:

Motion made by Margo to accept the financial update and seconded by Charlie.

NEW BUSINESS

Increase in Charges For Services

Jody reported there will be an increase in the charges for water and landscaping for the Townes and Oakmere. The 6.1% increase in cost of water will begin in January. Rick noted that these increases need to be past on to the applicable owners.

Action:

None

Tricia Farris addressed the issue of no solicitation signs saying it is OK for no solicitation signs to be posted for the neighborhood. If there is a sign posted then it covers the entire neighborhood. It was noted that four decorative metal posts have been ordered. The neighborhood watch sign can be put on the stop sign and a no solicitation sign put on the current neighborhood watch post.

Action:

Rick directed Jody to buy four no solicitation signs.

Homeowner Input

There was a suggestion that the LCHOA buy the US Steel property instead of implementing the long term improvement projects. Rick said we don't have the money to buy the property. Charlie explained the breakdown of costs for each item in the long term improvements.

There was a comment about dog poop in yards not being picked up. Rick said it is up to homeowners to address this problem with offenders

There was a reminder about mail box maintenance; hunter green on your post, mailbox to be black.

Further Board Discussion and Action

American lawn wants to increase the fee for lawn maintenance for each town home and carriage house fee by \$10. The charge for water will also be increased.

Action:

The Board voted to approve a total increase of \$15 a month for the carriage and town homes. New rates to be effective Feb 1, 2011.

Next meetings:

Annual meeting at the Lake Crest Presbyterian Church on February.7, 2011

Next Board meeting is April 4, 2011

Meeting adjourned at 8:20 PM

Respectfully submitted by

Shelly Terry, Secretary/Treasurer.

Minutes Approved April 4, 2011