

Minutes
LCHOA Officers, Board, and Home Owner Meeting
December 5, 2011

Present

- Officers:
President Rick Franks, Vice President Margo Sitko
- Board Members:
Charlie Conklin, Emory McDaniel, Stacie Prince, Toni Shrader,
- Association Manager: Jody Northcutt
- Homeowners: 21

Rick called the meeting to order at 7:00 PM

Minutes

Since minutes are reviewed and approved by the Board after each meeting and then posted in the Web site after the following meeting, we will no longer be reading them during the meeting.

Old Business

New entrance sign at Lake Crest Drive and Preserve parkway is complete. Additional seasonal flowers were planted and Christmas decorations are up. Additionally, the lighting at the Sulphur Springs and Shades Crest entrance will be repaired.

New Business

Long Term Improvements

Concrete work to enlarge the seating area to the hill by the pool has been completed. The fence was relocated and new railing installed. We will purchase additional tables with umbrellas. A new security system to monitor the pool and the interior of the club house is being installed. A key pad entrance for both the pool and pavilion will be installed and homeowners who are not current with dues will not have access to the pool or pavilion. This system will not only give better control of the entrance to the pool and pavilion but will also give additional security for liability and vandalism in the club house.

USX Property

A meeting was held on September 20, 2011 with USX (Charlie Beavers, attorney for USX, LCHOA Board Members, Jay Clark, attorney for LCHOA). The agreement was made between parties and the attorneys drew up a draft. The agreement was finalized and signed by Rick Franks, President of LCHOA.

Landscaping by Pool Parking Lot

The Leland Cyprus along the edge of the pool parking lot had become diseased and needed to be removed. New plants have been planted.

Board Member Opening

Charlie Conklin's term will be ending shortly. We have an opening for one new board member to serve for one year.

Financial Report

In regard to income and expenses Jody explained that the report shows we are on track to stay within budget for the year. She said we should end the year with more revenue than anticipated and we will finish the year within budget.

Action:

None

Committee Reports

Activity Committee:

There will be an adult Christmas party on a Tuesday, December 13, 2011 from 7 p.m. to 9 p.m. Please bring a new toy for the Toys for Tots campaign.

Communications Committee:

The newsletter is going out email. If you are not getting it please be sure your email is given to Jody and that you have LCHOA in your address book, otherwise, the newsletter could be going to "Junk Mail" or "Spam".

ARC Committee:

The ARC is continuing work on the violation letters to homeowners. The first group of letters was sent in early November. The ARC is working very hard to complete this first phase; however, there are many homes with violations (over 500), so the complete process will take a while.

Pool:

The pool will require resurfacing. This process will take place in January, 2012.

Lake:

The fountain in the lake required repairs. They have been completed.

Owner Input

An owner questioned why letters were mailed rather than placed in the mail box or delivered personally (1216B). Rick explained that we could not place a letter without a stamp in the mail box (Covenant will be updated) and that there were too many to be delivered personally. He also stated that his letter was dated 11/17/11 but was received on 11/23/11. That left him with less than two weeks to repair. Jody advised that anyone who needs a little additional time can call the office and request it.

Shrubs at the Shades Crest Road need to be cut to give drivers a better view of oncoming traffic. Jody will advise American Lawn.

Homeowner expressed a need to have the Oakmere sign at the Preserve Pkwy removed. He felt it detracts from our new sign and inhibits a good view for oncoming traffic. Rick said he would call the city regarding their sign ordinance.

The process of violations was explained ... 15 days \$100 fine ... second letter with additional 15 days, if not in compliance an additional \$250 fine. If fines not paid, a lien will be placed on property for the fine along with any additional fees such as attorney fees, etc.

Jody has provided the city with the addresses where the side walks need to be repaired. The city stated they only repair when they are dangerous for pedestrians. Several of the areas are dangerous and Jody will follow up with the city.

Requirement to keep gas lights on in the Oakmere areas was questioned. Charlie stated that it fell under the maintenance of property. It is OK for the timer lights which come on at dark. The ARC will discuss if they need to include specific verbiage for the gas lights.

A notice to homeowners who have rented their property will advise that they need to be sure the renter knows there are Covenants and Covenant Rules and that the renter needs to abide by them. The homeowner is ultimately responsible for upkeep of property and any violations/fines.

Even though there are no solicitation signs, we continue to have vendors putting out fliers. If you see them, you can call the Hoover Police and they will come tell the vendor they are not allowed to put out fliers.

A homeowner inquired why there were so many wood fences. Rick explained that early in the development of Lake Crest, the developers started putting up wood fences for homeowners and he thought the covenant had been updated to reflect that.

Why do we have homes with painted driveways and sidewalks? The ARC is reviewing the options to correct that issue.

How does a homeowner know that their neighbor's violation is being addressed? The ARC will look into publishing names after the third contact with the homeowner in violation. Of course, you can always email LCHOA with a possible violation.

What "yard art" will be acceptable? The ARC is in the process of addressing that issue.

Meeting adjourned by Rick at 8:45.

Respectfully submitted
Margo Sitko
Vice President