

Minutes
LCHOA Officers, Board, and Home Owner Meeting
June 4, 2012

Present

- Officers:
President Rick Franks, Vice President Margo Sitko, Secretary/Treasurer Shelly Terry
- Board Members:
Emory McDaniels, Leslie Horton, Mike Rickman, Stacie Prince, Toni Shrader,
- Association Manager: Lauren Hood
- Guest: None
- Homeowners: 36

Rick called the meeting to order at 7:00 PM.

He introduced Lauren Hood and gave her an opportunity to introduce herself. He explained the interview process.

Guest Speaker: NONE

Minutes

Rick noted for the record that the minutes of the last meeting were approved by the Board and are posted on the LCHOA Website. This is the procedure that is now being followed. Minutes will no longer be read at meetings.

Financial Report

The financial report showing the 2012 budget and the actual year to date expenditures was distributed.

Old Business

Rick explained the new security system at the pool and the procedures for the system. He reinforced the guest rule and asked that all homeowners using the pool address any issues of concern with offenders as they see fit.

US steel. We now have a quit claim deed for the walking trail around our lake. It is now ours. The agreement states there is a no cutting line for trees. New granite tops installed in the club house since the last meeting.

New Business

Rick reported as follows:

The first monitor was placed on Lake Crest Drive about six weeks ago to monitor speed and the number of cars. He said we will get a count of cars and overall speed. Rick has encouraged police to patrol our neighborhood and ticket speeder.

Last Friday in an accident on hwy 150 a car went air borne and landed in our Lake. City of Hoover has controlled damage to pond and we will the lake inspected for damage to determine if any claim will be filed.

Home owners please be courteous when speaking to Board members and the business manager. We are all neighbors and needed to follow rules that have been adopted.

PPM is sending letters out for violations and fines are being imposed if a homeowner doesn't address the problem cited. We prefer not to have fines. Board gets involved at the point of fines.

Committee Reports

Activity Committee:

The Chair was not present. Rick talked briefly about the pool opening event and the ice cream schedule.

Communications Committee:

Tricia reported that the newsletters are posted on the Web site. She restated need for email address because the link to the newsletter goes out that way. Tricia asked for photos.

ARC Committee:

Charlie introduced new ARC member Walt.

Pool Committee:

Lauren oversees the pool monitors. Some have resigned and Lauren has hired new ones.

The pool monitors job description was explained. They monitor water 3 x day, work 6 hours day. Not pool police officer, not guard. Monitors are there to oversee sign in. They have authority to say "hey, don't do that." Homeowner said monitor was not enforcing rules and homeowner had to step, Lauren will address monitoring responsibilities with the particular individual.

Other:

No legal matters

Home Owner Questions and Concerns

Overall concern expressed is the ARC rules are being enforced with too heavy a hand. ARC responsibility is to enforce the rules. All want common sense rules...however there is a difference of opinion as to what is common sense. Question raised about vote for Covenant revision. The vote taken in May 2011 was 267 for 3 against.

Home Owners request that PPM use a little more common sense. Want clearer instruction on how to move forward to cure violations. Rick invited those present to form a committee to recommend changes to the Covenants. Margo asked for anyone in attendance willing to chair a new Covenant committee. There was no one willing. Those in attendance want the ARC to look at the Rules and Regulations for possible modifications.

Question on USX property - It is zoned as C2 commercial. There are exceptions in our agreement with CXS about what types of businesses are permitted. The property has not been sold.

Personal testimony about assistance from ARC in getting a fence approved.

Question about maintenance of homes that aren't being attended to (foreclosures) - Lauren will contact owner, bank if foreclosure, Realtor if vacant and listed. If no action is taken Lauren will have American Lawn do the maintenance and forwarded to our attorney to put a lien on the property.

Hoover police and speeding...intersection of lake crest drive and preserve pkwy...yield sign is dangerous. City of Hoover did it. We can't control.

Parking problem on Flag Circle...EMT vehicle couldn't get through. Flag Circle hasn't had the final asphalt cap on it yet but it is forthcoming then it becomes a city street. Rick suggested home owner call the police for on the street parking violators.

There was a suggestion that a private security firm be hired if the crime report warrants that. Another owner explained how the neighborhood watch worked where she used to live in Huntsville.

There was a question about the possibility of getting a "no Jake brake" sign. Rick will ask if the city of Hoover can contact the state.

A concern was raised about email addresses for board members. Owners seem to have trouble reaching them. Lauren was asked to check to see that the email addresses are working properly.

A home owner stated he got a violation notice about his trash can. Feels he has a legitimate concern. He doesn't have room in his garage for a trash can. He read ARC rules concerning trash cans and garaging vehicles. He explained his situation. There was a general discussion on rules governing trash cans and variance procedures. Rick pointed out this is not a new rule the only difference is now it is being enforced. He was asked to apply for a variance.

PPM is not paid on number of violations.

Weed violations and wreaths on front doors were two other topics of concern.

Rick adjourned the meeting at 8:40 PM.

Respectfully submitted

Shelly Terry, Secretary/Treasurer