

Minutes  
LCHOA Officers, Board and Homeowners Meeting  
August 5, 2013

Present: President Margo Sitko, Vice President Leslie Horton, Secretary/Treasurer Toni Shrader, Board members: David Schneider, Babs Petelos, Lisa Hoyle

Margo called the meeting to order at 7:04pm.

**OLD BUSINESS:**

- Playground – It should be only a few more days until the project is completed. The bid to remove the asphalt was increased by approx. \$4,000. It was decided with the approval of the City of Hoover that a soft foundation of peat rock would be used on top of the asphalt resulting in a cushioned surface. It will be contained so as to not cause spreading of the mulch. Homeowner feedback has been very positive.
- Top Coat on Flag Circle – This was on the City schedule for July/August. Lisa will be contacting City of Hoover for an update.
- Beavers on White Stone Way – We continue to have issues with beaver dams on White Stone Way. There have been 56 beavers caught but breeding continues. They are destroying hollies, rose bushes, and all shrubbery and plants in yards boarding this area. The stench is becoming unbearable. It has become a nightmare to the homeowners. We are continuing to look into other options to quickly rid this culdesac of the beavers and the dams.

**FINANCIAL REPORT:**

- Collected so far this year \$329,714 in Homeowner Dues, Fines, Lawn Maintenance, Club Rental and Miscellaneous. We still have \$30,000 outstanding in liens and final notices with some being collected by the end of August.
- Utilities are our biggest expense
- Morgan Stanley account is at \$74,100 as we withdrew \$47,584 for the playground renovation.
- Financials were approved by a motion from David and second by Babs.

**NEW BUSINESS:**

- Increase of HOA dues: We have had the same dues amount for the last 20 years. If you look at the budget for 2013, we do not have enough operating money for expenses by the end of the year. Costs of repairs, lawn care, and utilities are rising. We just had to repair gutters on the clubhouse and still are in process of repairing rotten wood around the gutters. The air conditioner and roof is around 15 years old and will need replacing soon. Pool maintenance and parking lot resurfacing is a large expense also. Over the past 3 years we have spent money on much needed sidewalks, playground and new signage on Preserve Parkway which will add to the investment of the neighborhood. We need to increase the dues per year in order to build our fund to cover any emergency expenses that may occur or any improvements that need to be made. It was suggested that they be raised \$20 -\$30 a year. Discussion among the homeowners and board led to a decision to make an assessment of what spending will occur in the next 5 years by looking at the history of the operating budget over the last few years and add 3%-4% to that number. Babs made a motion to look at a 5 year projection, Leslie second.
- Easements – These belong to Alabama Power. However, maintenance of these areas belong to the homeowner. The homeowner pays taxes on this land and must maintain it. Nothing can be built on the property. If Alabama power needs to get to their lines, they have the right to move or remove trees, fences, etc. 6.23 of covenants says you cannot put your clippings in this area. It is your property and responsibility to maintain.
- ARC – The ARC added an additional rule regarding fines hoping that it will encourage those who have not complied to do so. A \$30 monthly fee will be added after the second fine letter each month that the violation is not remedied.

This will eventually lead to a lien on the house if not resolved. The web site was updated in mid July.

- Lake – Condition of the walk side of the lake – work was done recently on some washed out areas by putting in a landscaping type fabric along with bark. Southeastern Pond suggested that we put honeycomb structures in the lake for the fish to bed to be safe from turtles and larger fish. They recommended about 10-12 at approx.. \$1600. A suggestion was made to use discarded Christmas Trees to do the same. Leslie made the motion not to purchase the structures – Babs second the motion.
- American Lawn – American Lawn services all common areas, Trumpet Circle, Flag Circle, and White Stone Way areas. Calls regarding general items for the area should be directed to the property manager. If the homeowner needs work done personally, for example the easement behind their home cut, additional cutting of shrubs or broken sprinkler that they damaged by running over it, they can call American Lawn directly. All personal issues must be paid for by the homeowner.

ACTIVITIY COMMITTEE : There will be a Back To School on August 15 6p-8p.  
FOOD AND GAMES!!!!

COMMUNICATIONS: Newsletter is sent out by email. Make sure your current email is on file. If there is anything you would like to see covered in the newsletter, please let us know.

HOMEOWNERS QUESTIONS AND CONCERNS:

- Concern of high weeds around lake property on Hwy 150 along with weeds over guardrail along this area of highway. We are not allowed to cut or maintain. It is the responsibility of the City of Hoover. We will make a call to Rod Long, City Engineer.
- Trash cans still being left out for long periods. It was suggested that you talk to your neighbor or call Jody to send a letter. Trash cans are not to be put out before 7pm on the night before pick up and not left out past 7pm the next day.
- PPM – Issue raised about us spending money for someone to enforce covenants – but letting go is not the way we need to go. We would live in a no enforcement zone. Most homeowners are pleased with the results from PPM enforcement.
- Homeowner living by playground – Concern about locking of gate from their yard to playground to avoid traffic going across their lot. Landscaping will be done after playground is completed. Fence must be put back up before gate and landscaping can be completed.
- Bird Poop on mailboxes: Homeowners not pleased with the wording of letters received about bird droppings on mailboxes. The letter needs to be revisited to not sound so threatening. Many thought this was frivolous, however this would not have been a subject for PPM if it was not a wide spread issue that needs to be addressed. These are extreme cases where mailbox is almost white.

Margo announced that she and her husband have purchased a home in Colorado and she will be resigning as President of the HOA. She will stay in the position until a replacement is on board.

Meeting was adjourned at 8:43P.