

LCHOA BOARD SPECIAL MEETING
May 19,2014
7pm

Attendees: President Janie Bryant, Vice President Leslie Horton, Secretary Toni Shrader, Board Members Lisa Hoyle, Lee Hood, Brian McCarthy

Meeting Called to order at 7pm.

Discussion Topics of Meeting:

- Playground Injury
- Collection of delinquent dues
- ARC letter to homeowners regarding work completed without ARC approval
- Changes to compliance letters and fines

Playground Injury – Leslie replied by email to the mother of the injured child that a meeting of the Board was scheduled to discuss this issue. Leslie called Jay Clark, Esq. for legal advice about this matter. Leslie also talked with the producer (agent) on the Lake Crest insurance policy and received answers to various questions. The insurance company may or may not conduct an investigation. Any claim submitted would be turned over to an adjuster who makes the decision whether to investigate the matter or to simply pay a requested amount. At this time, we have a substantial discount due to the fact we have had no claims. If we file a claim, we would lose that discount. We must weigh option of is it worth filing this claim or pursuing other avenues. Suggestion was made that we send a letter to the mother of the injured child following recommendation of Jay Clark. Leslie will contact the mother of the injured child letting her know that the Board met but could not respond to her question regarding insurance coverage because we do not know the nature of the accident or any claim she may have with our obtaining more information from her. Leslie will call Jay Clark for further guidance on this matter. This recommendation was approved unanimously.

Board discussed enclosing open area around playground with a fence and a keypad for security purposes. The Board discussed placing a sign in the playground area. An email will be sent to all Board members requesting suggestions on wording of rules on the sign. Board agreed to have Jody get an estimate on fencing and keypad. The Board voted unanimously to move forward on painting over the area of the old tennis court. Janie and Lee volunteered to paint this for the cost of the paint. All Board members are WELCOME to help! Janie will send the paint date!

The Board voted unanimously to approve the ARC letter to homeowners regarding work done without prior ARC approval. This was sent to all board members via email several weeks ago.

The Board agreed that we need to move quickly to begin our plan to collect on unpaid dues. The following letter will be sent out to homeowners delinquent on their dues to be received by the homeowners by June 1. Homeowners will have until Aug 1 to pay their delinquent dues or be turned over to a collection attorney. Homeowners have until July 15 to contact the Board via Jody if they need to make alternate payment arrangements. These will be evaluated on a case by case basis. The following body of the letter was unanimously adopted and approved to be sent to the homeowners:

“It has come to the attention of the Lake Crest Board of Directors (Board) that you are thirty days or more delinquent in your payment of the annual HOA dues assessment required by Covenants Article VIII. (See enclosed invoice(s) previously sent to you).

You must pay in-full your account balance of \$_____ for calendar year(s) _____ by **August 1, 2014**. If you wish to make alternate arrangements for payment of the amount owed, you must contact the Board, through Property Manager Jody Northcutt at the above address/email/phone number, by 5:00 p.m. on July 15, 2014. The Board will evaluate all requests for alternate arrangements on a case-by-case basis and may require documentation to support such requests.

If you do not contact the Board by 5:00 p.m. on July 15, 2014 to make alternate arrangements for payment and you do not pay the amount owed by August 1, 2014, the Board will refer your account to an attorney to initiate collections action. Accounts referred for collections will be assessed interest and costs.

Sincerely,
Board of Directors, Lake Crest Homeowners’ Association”

Regarding delinquent Covenant violation fines, the Board voted unanimously to forego collection of the currently delinquent fines because of the recent modification of some rules and the administrative difficulty of collecting low dollar amount fines and fines that are long past due. The Board voted on the following notice to be published in the Lake Crest newsletter and on the website.

“In keeping with the Board’s recent review and discussion of Lake Crest rules and regulations, the Board voted not to pursue collection of fines assessed prior to May 1, 2014. Beginning June 1, 2014, Lake Crest rules and regulations will be enforced as modified and fines assessed.”

The Board agreed that notice of the decision regarding fines will not be made until after the August 1st deadline for payment delinquent HOA dues in order to avoid any confusion.

Meeting ended 8:45pm

Toni Shrader
Secretary