

LCHOA Homeowners Meeting
Oct 6, 2014 – 7pm

Board Members present:

Janie Bryant - President

Toni Shrader - Secretary

David Schneider - Treasurer

Babs Petelos

Brian McCarty

Lisa Hoyle

Felicia Brewer

Lee Hood

And Jody Northcutt – Property Manager

Meeting was called to order at 7:02pm by Janie Bryant.

• **OLD BUSINESS:**

- Pool and Club House parking lots resurfaced this summer
- Playground painted by Lee Hood, a pool monitor and Janie
- Fence around playground complete
- New pool rules being printed and ordered – to be put up by spring

FINANCIAL REPORT:

- Jody presented overall report
- We have a several homeowners making past due payments
- Under budget in many areas-saving money now on closed pool

NEW BUSINESS:

- Delinquent Dues
These will be turned over to a collection agency. Board voted for balance for enforcement of rules between being neighborly without compromising rules. Our desire is to make the rules simple.
- Enforcement Rules
 - First observance-violation will be recorded
 - In 2 weeks, follow up will be made. If infraction is still there, a letter will be sent.
 - One month after initial observation, the homeowner will be fined \$100 with an additional fine of \$100 for each month the infraction is not rectified.
 - The goal is to have no fines assessed.
 - When amounts accrue, it will be sent to the collection agency and will go on the homeowners credit report. This will also apply to homeowners with delinquent dues. We will still work with homeowners who communicate to us on issues.
 - The collection agency will not be a cost to us – they take a third of what they recover.
- Rezoning of School
We are “safe” at this point. It was impressive how the community came together on this common theme and display community spirit!
- Lawn and Property Management Bids – We have had more records of complaints this year than in years before. We are in the process of collecting bids from landscape and property management companies. We are working with PPM on updating all rules but feel they have not been as attentive or aggressive in their observance during their ride through.

- Community service opportunity
We can use high school students who want to earn community service hours to pick up trash around the lake, trails, playground, etc. or for social events (Halloween Party, Ice Cream Socials, Pool Parties, etc.) within the neighborhood.

COMMITTEE REPORTS:

- ARC
When purchasing a home in Lake Crest, the potential homeowner needs to know of rules and regulations, and the seller needs to be aware of any potential issue that needs to be resolved before closing in order to be in compliance with rules and regulations.

HOMEOWNERS CONCERNS:

- Concerns about "strangers" coming through their backyards to go to the lake to go fishing. They throw trash in the yards and are loud and curse. Board will be scheduling a meeting with the attorney to discuss several issues including the exact easement footage that is public. We discussed having No Trespassing /Private Property signs around the lake. Access to lake should be from open points – not through people's yards.
- There is a telephone line still out in the street on Flag Circle with the electrical box open. The Board is in the process of calling the telephone company about the situation.
- Numerous cars parked on the street on White Stone Way. Association will send a email blast to ask homeowners to please respect their neighbors. If there is a problem, then call the police. The Board has no jurisdiction on cars parking on the street.
- Concerns about the construction of the new subdivision and that of Prince of Peace. This is being researched and more information to come.

Meeting was adjourned at 7:57pm.