

Lake Crest Homeowners Association
Annual Meeting – January 4, 2016

Meeting called to order – 7pm by Charlie Conklin

Introduction of Board members present :

- Charlie Conklin, President
- Toni Shrader, Secretary/Treasurer
- Mark Williams
- Felicia Brewer
- Jody Northcutt, Property Manager

Introduction of new Board members:

- Lamont Rothrock
- Quittie Wilson
- Miguel Vilchez

Financial Report:

- Ended year with surplus of \$37,151
- Increased collection of delinquent homeowner dues by sending to collections attorney
- Delinquent dues down to \$18,561 with 12 homeowners having liens on their house
- Utilities and clubhouse repairs accounted for large portion of expenses this year as we convert slowly to LED lighting and beginning of renovation to clubhouse.

2015 Accomplishments:

- Refreshing of clubhouse including replacement of air conditioning units, new flooring, interior painting, refresh of cabinets
- Bids on new roof and siding on clubhouse
- New fine structure in place for ride-through issues
- Bids on walking trail with new gravel along with new walk way on Lake Crest Circle (beside the playground with Flagstone and lighting)
- American Lawn has been rehired for 2016
- Delinquent and past outstanding dues are being sent to collections to file suit in small claims
- Homeowners dues increased to \$550 beginning Jan. 1 2016 to cover maintenance and repairs of clubhouse, grounds and continuing rising cost of utilities, etc.
- McKay Management will continue to do compliance checks

2016 Plans:

- New landscaping on Dam – (both sides) Hwy 150 side will have more sod and “green” while lakeside will have plants and walk area to fish – will add 1-2 more benches
- Walking trail to be re-graveled, and maintenance done
- New pool furniture
- Wood chips to be replaced in spring for playground before pool opens
- Pine straw in January and May
- Pool furniture replacement– will do in sections
- Look to expand security cameras to parking lot and additional lighting

- Security guard added for pool area during last 2 weeks of school season as well as first few weeks of school being out
- Fish being added in the spring to give time for them to repopulate from the kill.
- Survey of the lake to determine where common area is vs homeowners property
- Estimated cost of revamping nature trail is approx.. \$30,000
- Estimated cost of refurbishing clubhouse is approx..\$88,867

Homeowners Concerns:

- Runoff by silt fencing - Development should be completed by end of year. They did post a \$100,000 bond to cover any potential damage or issues. City inspector is to get readings and call Jodi this week. Developer also needs to be responsible for replacing sidewalk and sodding grounds that were destroyed while digging cable and utilities on Lake Crest and Preserve Pkwy
- Homeowners concern over how many homes are for sale in this area and the resale value. If you have a neighbor not keeping up his property, please talk to them. They may have valid issues and need some assistance. Keeping up and maintaining property could mean the difference in \$20,000 +when homes resell.
- ARC does not do ride throughs or inspect homes. Inspection of property is done by McKay Management and fines are issues by McKay and board, not ARC. ARC only approves or denies requests for work or landscape to be done. ARC can only make recommendations – the Board does the enforcement. ARC does do compliance on homes for sale. We are having further discussions on non compliant homes including a possible fine being assessed. ARC will give approval or denials within 30 days of receipt of the request.
- ARC is looking for another member and also one to Chair a position.

Meeting was adjourned at 8:09Pm

Next Meeting:

- Monday, March 7, 2016