

November 13, 2006
Lake Crest Homeowner's Association
Board of Directors Meeting

In Attendance: Rick Franks, Andy Patel, Jennifer Breland, Jeff Thompson, Tom Stanbury, Steve Braswell (Property Manager)

Old Business

Speeding

The Board addressed continued complaints about speeding. Excessive speeding continues to be a problem in the neighborhood. However, most of those that are violating the speed limits are neighborhood residence. The Board will ask the City of Hoover to provide additional patrols and monitoring speeding very closely.

Architectural Review Committee (ARC)

The LCHOA Board of Directors will officially take over the ARC starting January 1, 2007. We need to recruit at least five volunteers that are willing to serve on this committee under the leadership of the Board of Directors. Issues that the ARC will review include the cosmetics of the homes, remodeling, fences, etc. that are submitted by residents and already approved by the City of Hoover.

New Neighborhood Pavilion

The new neighborhood pavilion will be built at cost and managed by Jeff Thompson. The architecture will match the existing clubhouse and be a compliment to the existing landscape. The project should be complete by April 2007.

Covenant Update

Michael Lunsford is Chairing the Covenant Review Committee. According to what he has determined, we will have to incorporate ourselves (since Awtry did not do this) before the covenants can be official. Rick Franks will meet with the board to get this completed before February.

New Business

2007 Budget

All Committee Chairs will need to let Rick Franks know budgetary needs for their committee for 2007 as soon as possible.

Election of 2007 Board of Directors

Please submit any names that you know of that may be interested in serving on the board. We will be voting on the Board of Directors at the Annual Meeting. Anyone that can't attend this meeting will be able to vote by using a Proxy form that will be available on the website.

Lake Dredging

Awtry has dredged the lake as promised. Due to problems with the first attempt, they had to do it a second time. The LCHOA did end up incurring some of the cost to have this done. However, we have baseline pictures that we can use to determine if the lake is disturbed by the construction in the Grove.

Christmas Decorations

New Christmas decorations have been ordered for the neighborhood. They will be put at all of the exits as well as around the clubhouse.

Speed Limit Signs in the Arbors

Four new speed limit signs were put up in the Arbors side of the neighborhood. There has been a request for the signs to have the decorative posts, but we are not sure if Hoover put them in and we don't want to incur additional cost if they are not permanent. The look of the signs is different from others that are placed throughout the neighborhood. Since each posts cost \$350, we will have to determine authenticity and if the number is necessary.

Burglary

Recently one of our town homes was burglarized. Please make sure to keep an eye out for your neighbors and report any suspicious activity to the Hoover Police.

2006 Annual Meeting

The 2006 Annual Meeting will be held on Monday, February 5th at the Presbyterian Church located at the Highway 150 entrance to the neighborhood. All residents are encouraged to attend.

Committee Reports

Communications

The Chili Cook-off will be held on Sunday, November 19th. Neighbors are asked to cook their best pot of chili and compete for the best chili in Lake Crest.

The Gingerbread Decorating event scheduled for December 2nd has been cancelled.

The neighborhood Dirty Santa Party will be held on Tuesday, December 12th. Attendees must bring a gift valued at \$20 to participate in the game. Food and beverages will be provided.

Finance Report

We are in good shape financially. We only have 2 homeowners that have not paid their annual dues. At the end of the year, we are estimated to have \$150,000 - \$160,000 in the LCHOA account.

Lake

The lake has been dredged by Awtry as promised. However, LCHOA did incur some cost. Baseline photos were made so that we can monitor the effect that the Grove construction has on the lake.

Pool

The pool is closed. Everything around the pool and the clubhouse seems to be in good shape. During the off-season we will be ordering new pool cleaner to help keep the pool in good shape throughout the summer. A quote is being obtained to increase the size of the parking lot and to re-stripe it.

Landscape

The landscaping company is doing a great job. Since the work done last year, everything around the lake is looking good and seems to be blooming well. We have had no additional expenditures on landscaping in the last couple of months.

Legal

No Report

Current Issues

Discussion continues about what to do with the donated lot in the Arbors. A suggestion has been made to move the tennis courts down there and add a playground where the current tennis courts are located.

This issue of gating the neighborhood was raised by one resident to cut down on cut through traffic and others that may not belong in the neighborhood. Steve will contact the City of Hoover to determine what restrictions there are on creating a gated community.

The meeting was adjourned at 8:45 p.m.