

January 15, 2007
Lake Crest Homeowner's Association
Board of Directors Meeting

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

Old Business

New Pavilion

The bids for the new pavilion are in and all of them have come in under \$35,000 which is a great price. We should get started on this project in the next 2 to 4 weeks and will have it completed by the end of March, weather permitting. This will allow us enough time for properly landscaping the area before the pool opens in May. Currently, we are looking to have the pavilion lighted on the same schedule as the pool. The electricity will be run on a timer in order not to have power running for people to be down their all hours of the night.

Christmas Decorations

All responses on the Christmas decorations have been positive. We will do the same thing again next year and will add some decoration to the new pavilion.

Recent Break In and Vandalism

There has been a recent break in on Lake Crest Drive. There was no vandalism to the inside of the house, but seems to be somewhat of a problem. The Glass Lantern in Oakmere has been broken numerous times. Please keep an eye out for questionable things going on in the neighborhood. If you see someone hanging around that doesn't look like they live here, question them and call Hoover Police.

New Business

2007 Budget

A motion was made by Jennifer Breland to accept the proposed budget and seconded by Andy Patel. The budget was approved by a unanimous vote of the Board and will be posted on the website for review prior to the Annual Meeting on February 5th. There are no major expenses expected in 2007.

There are still two people that owe dues from last year.

Election of 2007 Board of Directors

A list of candidates has been started for the 2007-08 Board of Directors elections. So far, the list consists of Jennifer Breland, Tom Stanbury, Jeff Thompson, Elizabeth Woodfin, Henry Cook, Dewayne Beckins, and Margo Sitgo. An absentee ballot will be put on the website for those that want to vote for the Board of Directors, but can't attend the meeting on February 5th.

ARC Candidates

As we stated in the previous meeting, an ARC Committee must be formed to handle the resident requests for architectural changes to their homes. Awtrey has handled this in the past, but as of January 1, 2007, we are now responsible for these approvals. The following residents have been recommended to serve on the committee: Jimmy Petus (Brasfield and Gorrie) and Clinton Jones (Former Builder). If you are interested in serving on this committee and have experience that would prove helpful, please let Steve Braswell or Rick Franks know.

Committee Reports

Communications

The Holiday Party was another great success. We had approximately 75 people in attendance to enjoy the great food and beverages and play a game of Dirty Santa.

The next newsletter is scheduled to go out in February. We would like to include the annual budget and need to wait until after the Annual Meeting to do that.

Pool

The pool is in good shape. The security guard will be rehired for the summer to do the same hours as he did last year. This seemed to take care of the overcrowding problem and keep those out of the pool that didn't belong.

Legal

Rick will meet with Mike Lunsford to continue with getting the neighborhood covenants incorporated. Since Awtry did not do this, it is our responsibility to get it completed. They are recorded, but just not incorporated.

Current Issues

- It will be required that all candidates for the Board of Directors be present at the Annual Meeting unless otherwise approved.
- The question was raised about Moss Creek Blvd. becoming a four lane road. Will they remove the entrance with the flag pole? Will there be a light to enter and exit the neighborhood? What is the traffic plan for the city? This will all have to be looked into, but that is a city road and since the plans were approved, they have the final say.
- What will be left on Highway 150 when it is four laned? Will they have a rock retaining wall? If a retaining wall is built, will the rocks be left in place for aesthetic reasons? There is not specific answer for this. The City of Hoover would have to provide these answers.

The meeting was adjourned at 7:55 p.m.