

LAKE CREST HOMEOWNERS MEETING

August 13, 2018

7:00pm

BOARD ATTENDEES:

Mark Williams - President

Toni Shrader – Secretary

Charlie Conklin

Lee Hood

Miguel Vilchez

Lamont Rothrock

Quittie Wilson

Jody Northcutt – Property Manager

OPENING STATEMENT: There has been a concern brought to our attention that there is an enormous amount of dead shad on the lake. Southeastern Pond came and took water samples and they have been sent to the lab. We should have results within 2 weeks. American Lawn came and cleaned out the dead shad. Only a few large fish have been killed and there is a request to test the dead fish also. You will notice this by brown tints in portions of the lake. Southeastern Pond has been very proactive and is monitoring the lake daily. There is no treatment except to flush out the lake with fresh water.

2018 Accomplishments:

- Long term planning for neighborhood – survey completed. Will set up reserve account for Long Term Planning – This is to make sure we have enough money allocated for future repairs and maintenance
- New landscaping on the right side of Dam
- Trash cans at each entrance of the lake (please be a good neighbor and take trash to cans if you see any while walking)
- Speed radar on Lake Crest Circle – Police did speed study and showed that most cars were within speed limit or no more than 5 mph over. Police came out a few times but no tickets given. City of Hoover will not allow us to put speedbumps on the road. We will be requesting they come out and monitor during morning and evening rush hours
- New wood mulch on playground
- Landscaping on left side entering Trumpet Circle

2018 FUTURE PLANS:

- Add sidewalk from Lake Crest Drive and Lake Crest Circle to connect to Clubhouse Sidewalk-pending City of Hoover approval
- Requesting stop sign to be added on corner of Lake Crest Circle and Valley Crest Dr. – pending City of Hoover
- Requesting stop sign to be added on corner of Bear Trace and Crystal Circle- pending City of Hoover

2018 FINANCIAL Report and Budget:

- All outstanding balances have been sent to attorney for collection and liens have been placed on properties
- Morgan Stanley Balance \$43,378.26
- Outstanding HOA dues \$16,783.75

NEIGHBORHOOD ACTIVITIES:

- Food Trucks every 3rd Thursday of the month
- Movie night and Back to School Night was a big success. Looking to add Movie Night to a regular Lake Crest activity
- We are looking for other suggestions and new ideas for community activities – We welcome all!
- We are keeping pool open longer this season – CLOSING last week of SEPTEMBER

ARC REMINDER:

- Need request on file for any work done to property, for example, new roof, landscaping projects, painting of outside (even if same color), cutting down trees, etc.
- Call City of Hoover for all pickup of limbs, cut shrubs, etc.- they cannot sit on road and they will not take unless the homeowner calls
- When selling your property, ask realtor for a correct survey of the property.
- ARC will require copy of survey when or if any add ons or fences are done on the property to ensure it is well within property lines.

COMMUNICATIONS COMMITTEE:

- Requests for Facebook page is handled by Jody

CONCERNS:

- Covenant 6.13 (c) states "All passenger vehicles owned or used by the Owner or Occupant of any Dwelling and their respective family members shall be parked in garages to the extent garage space is available. Garages shall not be used for storage or for any other purposes or uses which would result in the garage being unavailable for the parking of vehicles therein." This is a major concern of several homeowners at the meeting as their street is constantly crowded with cars being parked on the street. If you see any car parked more than 24 hours, you can call City of Hoover. They own the streets, not the HOA, however, we will enforce this covenant if we have proof of violation.
- Homeowner requests we talk to City of Hoover about sidewalks on White Stone Way. It has speeding cars and no sidewalks which makes walking in neighborhood very dangerous.
- Jake Brakes on 150. There used to be a sign stating NO JAKE BRAKES, however it is no longer there. They had to take it down because of a legality. We will check on the noise ordinance.
- Requests have been made for bathroom access for playground when pool is closed. Logistically this is tough even though there is a cover on the pool, it presents a huge liability. At this time, the bathrooms are used for pool equipment and chair storage during off season.
- Homeowner asked question about our insurance liability- what does it cover and do we need an umbrella policy. According to our attorney and HOA, we do not need additional. Our insurance covers the entire community, lake, pool, walking trails, clubhouse, etc.
- Question about the easement on the lake. We have a 15ft. easement around the lake. This can only be used for beautification – not fishing, boating, etc. A homeowner that has a house on the lake cannot stop anyone from walking on this easement. The purpose is to have access to the perimeter of the lake for all the community to walk around the lake. The homeowner cannot have anything blocking the easement.

LAKE IRRIGATION LETTER ATTACHED

- There is a new rule regarding private irrigation of the lake
- Elaine Mizzell contradicted some of the items in the letter
- The board stated they are open to meeting with the existing homeowners affected by the lake irrigation to avoid further legal costs.

Meeting adjourned 8:06pm

Meeting Adjourned 7:25pm

NEXT MEETING: November 5th at 7:00 Lake Crest Presbyterian Church