

Lake Crest Homeowners Meeting
November 5, 2018
7:00 PM

BOARD ATTENDEES:

Mark Williams-President,
Charlie Conklin,
Felicia Brewer- acting Secretary,
Miguel Vilchez,
Quittie Wilson
Property Manager: Jody Northcutt

2018 Accomplishments

- Long term evaluation planning for neighborhood- Survey completed. Will set up reserve account for Long Term planning to better plan for projects needed in the neighborhood. We have hired and independent contractor, which is included in the planning budget.
- New Landscaping on right side of the Dam-in bad need of repair other areas are being evaluated
- Trash cans at each entrance of lake
- Speed Radar on Lake Crest Circle-Police did speed study and showed that most cars were within speed limit, if not speeding more than 5 mph over speed limit. Police came out a few times to patrol and no tickets were given. Any residents having issues urge to call the Hoover PD nonemergency line to request further monitoring.
- Wood mulch on Playground
- Landscaping on the left side on entrance at Trumpet Circle
- Stop sign added to corner of Lake Crest Circle and Valley Crest Drive, Bear Trace/Crystal Circle and Lake Crest Drive/White Stone Way. Decorative post added to all except Lake Crest Circle and Valley Crest they will be installed once received. Purpose was to slow down traffic and protect our children at bus stops.
- New pool cover – Has been installed. Old pool cover was worn beyond use.
- New LED Street Light- Should be installed by December 31st. These are being rented by Alabama Power. The new LED lighting will provide better lighting, more efficient, energy saving lighting. This will require the tops of the lights to be changed out only, not the entire assembly. A question was asked as to the color of the lighting, which is bright white.

2019 Future Plans

- Dredging the lake and adding area to make more accessible to launch small boats or canoes.
- We will be putting a ramp for access to the lake. Residents will have to walk and carry small boats or canoes to the ramp, no vehicles allowed.
- One resident asked why we are dredging the lake, Mark answered because we want to maintain healthy lake and for the shallowness in the portion of the lake opposite the dam. This is not related because of fish kill.
- We will be making mounds from the lake silt and moving rocks for boat launch, also Southeastern Pond said this would be a good idea to do before stocking new fish
- New lake signage to replace old signage that is needing repair
- New landscaping at the Lake Crest clubhouse sign
- Repairing areas on walking trail that has washed out
- Pressure washing sitting area and sidewalk at the top of walking trail next to playground and pool
- Marketing Plan – We are seeking drone footage for every season to highlight neighborhood and put on the website. A couple of residents volunteered their drones and experience in that area. The estimated cost for outside resources would be \$4000.
- Reserve Fund Account has been budgeted for 2019 with an annual amount of \$24000. This will be added to the existing reserve account.

2018 Fish Kill

We experienced a severe and protracted fish kill due to low oxygen caused by a plankton die-off (or plankton crash). Although many adult bass and bluegill were killed, the lake still has a remarkable number of both species present. The shad population did not fare well and they need to be restocked next spring. We plan on stocking 2 loads (40,000) of threadfin shad in the spring.

- Mark read the report (attached). Jody did a very good job managing this crisis especially with the news media. The lake is in very good health. Spotted bass can be kept and the large mouth are catch and release. Mark stressed to make sure homeowners abided by this requirement to continue to maintain the health of our lake.

Recommendation: Maintain the current fertilization regime, maintain the current supplemental feeding regime, suspend the harvest of largemouth bass until further notice, harvest all spotted bass caught.

Announcement of New Board Members – Mark welcomed new board members and thanked them for volunteering.

1. Shelly Binder
2. Karin Hill
3. David Walls
4. Quittie Wilson

2018 Budget and Financial

- Collection \$14,940.50. All past HOA dues have liens placed on properties.
- A resident asked how many residents are past due, which was not known. It was brought up about publishing residents names that are past due. This is being evaluated.
- Morgan Stanley Account \$43,389.14
- Finishing 2018 in the black and funds will be used to build up Morgan Stanley Account

2019 Budget and Financial

- Lake project estimated cost \$30,000
- Marketing Plan-Increase neighborhood attraction \$4,000.00
- Reserve Study Funding-first year of \$24,000.00

Activities:

- All events for 2018 have been a huge success-will continue with these events in 2019. Movie night and extended pool times were favored. We may possibly purchase a movie projector.
- Food Truck-will stop during winter months and resume in March
- Many residents have enjoyed food trucks

ARC:

Reminder by Elaine Mizzell to submit forms for any changes that need approval. Reminder that we need any request on file to do any work on the residence property. Examples were given for new roofs, landscaping projects, painting; even if it's the same color, cutting down trees, etc.

Resident asked about ride throughs done every month. It was encouraged for residents to report anything out of compliance

Committee Reports

- Activity Committee
- Communications Committee
- Architectural Review Committee

Homeowners Questions and Concerns: Ten Minutes per issue

- Resident asked again if there would be bathroom accessed from playground. This will not be added due to liability issue.
- resident ask if dues would be going up, answer was not for 2019
- Resident asked why plankton died, answer was due to frequent changes in temperatures, it happened to three other lakes in the metro area
- Resident asked about the fish kill in relation to us not having a fountain, it is not factor. Fountain would not have kept this fish kill from happening.
- Resident asked if the lake irrigation lawsuit is settled. Yes. The existing homeowners will pay no fee and will be grandfathered. All lake homeowners wishing to use the lake will require inspection of their irrigation pumps every 3 years beginning by having the certifications to the property manager by December 31, 2018.
- Resident brought up that parking on trumpet circle is still a problem. An observation was done by both Jody Northcutt and Mark Williams. No long-term parking that violated Covenants was observed.
- Resident, Judy Woodham, talked about the possibility of building a library book house to swap books. She presented the board with a picture of a house measurements of wine rack that The Preserve uses. There are volunteers to build. The Board thought this was a very good idea. Jody will investigate to see what is needed.
- Resident asked about board meeting minutes, are they being documented or published on website. Mark says we will post them to site going forward.
- Resident brought up regulation about the swimming pool attire by some residents swimming. Some wear clothes, like blue jeans. Wonder why pool monitors say can't say something about this. Pool monitors are not there all the time. All residents not abiding by posted pool rules will be asked to comply.
- Resident brought the board minute issue again stating that the board needs to be more transparent. Resident asked if homeowners could come to the meeting. Charlie answered that they could, it's more about talking about business and may take up more time in decision making and getting matters accomplished. The board is appointed to make these decisions.
- Resident stated that she would like to know which board members voted and what they voted for on decisions presented at the HOA meetings.
- Resident expressed not getting information for board positions and upcoming election
- Elaine did not know about rule 16, wants more info about new rules. Mark stated his information has been discussed in past board meetings and discussed with affected homeowners and their attorneys.
- Resident brought up transparency issue again, that homeowners need better clarity on decisions, encourage to document what board is looking into, how issues solved, who votes what to bridge communication gap.
- Mark stated that the board's intentions are to be open and that going forward the board will post all board meeting minutes.
- Resident asked if we publish balance sheet. A budget plan is published

Next HOA Meeting- February 4, 2019