

12/3/18 Lake Crest Board of Directors Meeting

Attendees: Jody Northcutt-Property Manager, Shelly Binder, David Walls, Charlie Conklin, Mark Williams, Lee Hood, Karin Hill

Meeting called to order 6:27pm. Quorum was questioned and confirmed it was established.

Meeting started by recognizing new president, Lee Hood for 2019 and then moving to other officials on the board. Quittie Wilson was suggested as Vice President and discussions around treasurer and secretary continued. It was suggested by Mark that secretary does not have to be a board member according to the covenants, but it was discussed that this needed to be confirmed to make sure in accordance to bylaws. Mark suggested having someone outside the board to keep detailed unbiased notes and it frees up the board member to stay engaged in the meeting instead of just keeping notes. Charlie shared his experience on other HOA boards and this is typical of how those boards operate. HOA meetings were discussed in conjunction with board meetings. Mark was happy to keep board meetings as working meetings and continue to have HOA meetings quarterly. Discussions continued with ideas of how to structure and timing of the meetings. Mark suggested Kristin Osborne to be nominated as secretary and starting a board member at large position. Charlie proposed Kristin to be a board member at large as secretary, Felicia seconded the motion and the board voted unanimously in favor of this motion.

Board meetings were discussed further and was decided to keep monthly or as needed and keep HOA meetings as board meetings with all being recorded.

Positions were discussed and assigned for the remaining board members and Karin Hill was discussed for pool/playground, Felicia Brewer for secretary, Charlie Conklin for city liaison, and Mark Williams for lake, and David Walls for the HOA common property. Mark made a motion, Karin seconded, and board voted unanimously to each of those position heads. It was then discussed to ask Elaine Mizzell to chair ARC committee.

Discussion then turned to HOA meeting structure. Mark suggested to continue to have the meetings with the usual agenda and reporting that had been done in the past. After the agenda had been discussed, then have the Q/A in a more structured manner by having homeowners submit in advance their questions and having those questions listed in the agenda. This would keep the meeting better organized and more efficient and allow the homeowner who can not attend to still submit questions for discussions. If someone in attendance has a questions or comment, it will be gathered and then added to the agenda for the next meeting. It was further suggested to move the meetings to more formal Robert's Rule of Order.

Charlie then proposed an amendment to the bylaws to offer, after 1 year of service, homeowner dues being waived for board of directors and committee chairs. This was a needed as the decision was made by then board of directors in the spring of 2010, yet never formally added to the bylaws. Mark seconded and it was voted on unanimously in favor.

Hoover police requested to post information on our neighborhood Facebook page regarding recent events at the Galleria and subsequent protesting. Was agreed to post for Hoover police.

Deanna Hadnot and Rebecca Turner were asked to join meeting to discuss improving the lines of communication between the ARC and the board. A group of homeowners joined the meeting and a discussion ensued centered around issues they felt the board needed to address which included:

- Questions about the elections of board officials and how they are counted and then posted for the homeowners to view.

- A lack of perceived transparency on the board and a need to become more transparent in the board's activities.

- The Lake Crest Facebook page and the administration of the page and how the comments should be opened and not be censored and that dialog on Facebook is a positive thing for the neighborhood.

- Questioning the validity of HOA dues being waived for the board and the committee chairs and the communication of this.

- Budget questions were addressed as well and questions around if the board was performing financial audits.

Charlie encouraged the people in attendance to become involved in the HOA and to send an email to Jody on how to get involved.

Meeting adjourned at 7:51