

LAKE CREST HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 8, 2019

Minutes of the Special Board of Directors Meeting of the Lake Crest Homeowners Association, Hoover, Alabama, held at Hoover, in Neighborhood Clubhouse, Alabama at 6:30 p.m. on the 8th day of January 2019.

I. CALL TO ORDER

Board Member Felecia Brewer called the meeting to order at 6:36 pm.

II. ROLL CALL OF OFFICERS

Present: Felecia Brewer, Anita Frederick, Becky Hestley, Karin Hill, Kristen Osborne, and David Walls

Absent: Shelly Binder, David Buchanan

Also Present: Jody Northcutt LCHOA Property Manager

Addendum: Felecia Brewer left meeting at 7:55 pm.

III. MEMBERSHIP AND OFFICER NECESSITY

This meeting was held to discuss board and officer appointments for the newly elected/appointed board.

It was reported by Jody Northcutt that she had received Shelly Binder's resignation from the HOA board. It was discussed on the necessity of filling the open position with one of the two applications received: Scott Kopf and Deanna Hadnot. It was motioned by Becky Hestly and seconded by David Walls to vote for the new member, results were a 3 to 2 vote in which Scott Kopf defeated Deanna Hadnot for the open board position.

It was also moved to vote for 2019 Officers with the open positions being: President, Vice President, Secretary there was also a motion for a change in the position of Treasurer. The appointment of officers was as follows: President- Becky Hestley, Vice President- David Walls, Secretary- Anita Frederick, and Treasurer- Kristen Osborne to replace Felecia Brewer as acting Treasurer.

IV. Current Financial Condition.

Jody Northcutt reported on the financial condition. As of December 2018:

(Even after the major projects we have done we are still moving into 2019 in the black financially.) Motion by David Walls, seconded by Becky Hestley to table the approval of the financial reports until our next meeting pending changes to report styles that Kristen is to provide to Jody with examples of Cash Bookkeeping and other items as needed for moving through 2019 budget and expenditures. It was also requested that the financials be made available to the HOA Board by no later than the 10th of each month after bank reconciliation for review in a timely manner by each board member. Motion Carried

V. Management Report

Jody Northcutt spoke about a few things and discussion ensued. The main points carried through this report were:

Lake Dredging Project- Packets for the proposed lake dredging packet were handed out and discussion ensued in regards to necessity of dredging the lake at the opinion of Southeastern Pond our lake management company as well as the bid packets for the 3 companies who are up for approval and finalization. Motion by David Walls seconded by Kristen Osborne to table decision on lake dredge project until the board has had time to review the proposals and necessity of dredging the lake. Motion Carried

VI. New Business

A. The floor was opened for new business and the addressing of visiting residents in attendance of the closed board meeting, residents were as follows: Miguel Vilchez, Deanna Hadnot, Elaine Mizzell, George Mizzell, and Doug Breland.

Residents waded the following questions in regards to board transparency:

1. Residents in attendance wanted to know if Proxy Letter would be sent to neighborhood at large or if current board would agree to uphold current bylaws as they stand in regards to compensation, see section 3.11?
2. Residents in attendance were concerned with validity and necessity of Lake Dredging Project.
3. Residents in attendance were concerned with current Legal Representation and had questions of seeking new general council for Lakecrest HOA.
4. Residents in attendance were concerned with the Lake Suit in regards to using lake water to irrigate lawns with private pumps and the ultimate settlement of this matter.

These issues were then discussed by the Board with the residents in attendance and it was agreed that as a whole the Board would review these concerns and be prepared to better address them at the Special Meeting of the HOA on January 14, 2019 at 7:00 PM. In answer to the Proxy Letter it was motioned and agreed that the current 2019 board would uphold the bylaws as written and would not seek approval for an amendment to the current bylaw that states no compensation shall be made to the board members thereby nullifying the current practice of HOA Dues being waved for acting Board Members and Committee Chairmen after a full year of their service to their elected/appointed position.

- A. The motion was made to move to Level 10 meeting styles for future meetings by Kristen and was approved with the agreement she would provide materials and assist with training to adopt this style of meeting.
- B. The motion was made to create a communications committee head and that David Walls would fill that role. The idea being that we would re-vamp the HOA Website to include ability to pay on-line to your HOA account as well as integrate our marketing and communications for the neighborhood to include the Facebook Page and the Monthly Newsletter.
- C. Received proposals that were approved by 2018 board and are to review them prior to next meeting and discuss if they are to stand as proposed these include: Lake Dredging, Handicap Lake Access, Refreshing Landscaping, New Signage in certain proposed areas around the neighborhood.
- D. The motion was made to approve the project for the Small Neighborhood Book Library to be installed by the mailbox in the Clubhouse Parking Lot. Motion was made by Anita that the Library is built but not to exceed \$400.00 for materials, second by David and approved to move forward with construction and installation of this structure. Jody will contact the homeowner who had volunteered to build and let them know of this approval.
- E. It was noted by Elaine Mizzell that the ARC is planning to hold their meeting prior to the end of January and will elect a new permanent Head of the committee at that time.
- F. It was discussed that Jody would provide to the board a list of the committees that are currently in place and their committee heads and volunteers.
- G. It was discussed that we would table any discussion of the Audit until we were able to look at all 3 proposals given to the previous board and decide if these were sufficient for our needs and that we did not need any additional information or proposals for this project.

Becky made a motion to adjourn the meeting at 9:46pm. Seconded by David. Motion Carried.

Next meeting will be Special HOA meeting January 14, 2019 at 7:00 PM

