

**LAKE CREST HOMEOWNERS ASSOCIATION BOARD MEETING**  
**March 12,2019**

Minutes of the Home Owners Association Meeting of the Lake Crest Homeowners Association, Hoover, Alabama, held at Hoover, in Neighborhood Clubhouse, Alabama at 7:00 p.m. on the 12th day of March 2019.

**I. CALL TO ORDER**

Board Member David Walls called the meeting to order at 7:00 pm.

**II. ROLL CALL OF OFFICERS**

Present: David Buchanan, Anita Frederick, Becky Hestley, Karin Hill, Scott Kopf, Kristen Osborne, and David Walls

Also Present: Jody Northcutt LCHOA Property Manager

Absent: Felecia Brewer

**III. SECRETARY REPORT**

**Anita Frederick-** Reviewed approved minutes from the previous HOA and Board meeting.

We will be continuing to improve our communications and marketing as we begin to assemble and grow our committees.

**IV. FINANCIAL UPDATES**

**Kristen Osborne-** Spoke about the need to remove some Balance Sheet Items as well as to see if Becky would agree to help with Quick Books to take some older items off of the sheet. Becky agreed she would be willing to help. Kristen called for a vote to remove Fixed Assets from the Cash based sheets. Assets should net to 0 for matching numbers on the sheet, especially since there are no outstanding projects from that current list at this time. This was seconded by David and Approved by the Board. The question was asked in regards to the line item regarding the Playground and it was decided this would also be removed, as it is a completed project with no outstanding financials.

**B. Kristen and Jody-** Reported that the books are closed out and reports have been reconciled and provided to the Board for their review.

1. There was discussion of providing separate budget sheets for the other parts of Lake Crest: Oakmere, Whitestone Way, Flag Circle.

2. There was discussion of the need to research the best accounts to use for Reserve Money.

3. Kristen has asked that GAB Robinson plug in our actual financial numbers for an updated reserve study that would give more up to date and accurate information for our current financial state.

4. It was presented that we update the Bank Accounts to remove Felecia Brewer (former Treasurer) as signer and add Kristen Osborne (current Treasurer) as well as David Walls (current President).

5. It was confirmed by Scott that we could not purchase Adobe Pro for a discount with his connection so it was decided that we would purchase the software and license for to be able to use for HOA needs.

Jody

**V. COMMITTEE ORGANIZATION**

1. It was discussed that at a minimum for any HOA Committee's there should be 1 Board Member and at least 2 Homeowners on each Committee.

2. Committees for 2019-

A. Lake Committee, Board Liaison- Scott Kopf, would like at least two residents preferably someone who lives on the Lake to assist with this committee.

B. Pool Committee, Board Liaison- Karin Hill, would like at least two residents to assist her with this Committee.

C. Activities Committee, Board Liaison- Jody Northcutt, and resident Elizabeth Woodfin. If there is interest could add additional Resident to this committee.

D. Kids Activities Committee, Board Liaison- Kristen Osborne, would like at least two residents to assist.

E. Arc Committee, Board Liaisons- Anita Frederick and David Buchanan (David offered to assist with ARC as well in a Board Liaison capacity since Anita also

manages the Communication Committee). The ARC would like to have additional 1-3 Residents as Members.

F. Communications Council- Board Liaison- Anita Frederick, current residents Nikki Majewski and Shelly Terry, Would like to see if any additional interest is there for one more resident to assist.

G. Welcome Committee- Board Liaison- David Walls, Residents Terri Walls and Sheila Rothrock, would like to see if other residents have interest in serving on this committee. (The idea of including a "Good Neighbor" committee was presented and it was decided to add this to the next HOA agenda and discuss at that time).

## **VI. NEW BUSINESS-**

- A. We have made a lot of progress on projects and issues presented so far and will continue to work towards the outstanding items that need addressing and communicating to the Residents on a regular basis.
  - B. Kristen will get a quote for Poop Be Gone a service that would put receptacles and supplies and service them for the neighborhood to have more options for pet waste disposal around the various sidewalks and trails.
  - C. The Lake Crest front sign was updated as was the lighting and all work is completed.
  - D. Kristen brought up the idea that the ARC should separate them selves from covenant enforcement. Change the process so that the ARC focuses on improvement/change projects and less on Ride Along Infractions and Fines. This will be discussed and reviewed at the next Board Meeting.
  - E. Update on Lake Dredging Project- It was noted by all 3 companies providing quotes that the lake depths are 1 foot at the lower end of lake 5-9.5 feet in the middle and 10 feet at the spillway. Across the board it was told to us that it is best to dredge the lake. However, the 3 quoted proposals are very different in scope of work and amount of bid. To this end as a Board we feel we still do not have enough information to make a well informed decision and would like to have the Professionals come to speak at the next HOA meeting and discuss the options more in depth after that time in order to make the best decision for the project.
  - F. It was told that the Board was aware of the Concerned Lake Homeowner Letter that was anonymously sent out to some Lake Lot owners as well as to the Board. We reiterated this letter did not come from the HOA Board and that we had turned it over to our Legal Council, as we do not feel it is appropriate for us to speak on it ourselves.
- Addendum: Scott Kopf left the meeting at 7:49 PM.
- G. Activities Update- Pool Party is planned for May 4<sup>th</sup>, which will also be our opening day of Pool Season. The party is planned from 1-4:00 PM. Thursday, March 21<sup>st</sup> will be our first Food Truck Thursday from 5-7:00 PM. We did our first Neighborhood Poll on the Facebook website and discovered that residents wanted to have 2 options for the neighborhood yard sale. It was discovered that residents would like a spring and summer option so we will be holding those April 27<sup>th</sup> and June 8<sup>th</sup>. This will be announced to residents both via e-mail and the FB page.
  - H. Hazardous Waste day for the city of Hoover is April 13<sup>th</sup> at the Hoover Met.
  - I. It as discussed that a list of Donation Companies and Phone Numbers will be distributed to the residents via the FB page for their use after the Yard Sale, but each resident must set up their pickup directly themselves.
  - J. It was brought up that the idea of a Welcome Coffee at the Clubhouse might be a nice addition. It was decided this would be discussed at the next meeting or by the welcome committee more in depth.

- K. It was discussed and agreed that we would move forward with Agreed Upon Procedures. To that end, we will get quotes and see if that needs further approval at our next meeting.
- L. We will continue to look for ways that we can improve things for residents as well as revisiting some items in regards to the lake and other project, as they are appropriate in the future.

David Walls made a motion to adjourn the meeting at 8:45 P.M.

Next meeting will be HOA meeting April 9,2019 at 7:00 PM at the Clubhouse.