

January 2004

Board of Directors Meeting of the Lake Crest Homeowners Association

Rick Franks – President

Richard Riess – Vice President

Pauline Howland – Treasurer

Tim Northcutt – Secretary

Jack McDuffie – VP Awtrey development

David Meredith – Open position

Marc Follmer – Open position

Date 1/04/04 Personnel Present: Tim Northcutt, Rick Franks, Pauline Howland, and Richard Riess

Date 1/04/04 3-5pm Minutes:

1. Reading of minutes from 12/15/03 accepted by board.
2. We will use an “A- frame” type of sign that has changeable letters to post at the four entrances of Lake Crest, Aggie will find a price for these and they will be put out the Wednesday before Feb 16th meeting
3. Discussed Thompson Contracting picking up Xmas trees and placing in the lake for Bream beds.
4. Discussed current term of Aggie Wilcoxon’s contract that has already renewed with a 60 day cancellation and salary is set at \$20,000 but that the payments of \$833.33 add up to over \$21,000 annually. We feel that checkbook should be reconciled by a third party since we could come under scrutiny by having one party writing the checks and reconciling the bank statements. We believe that Aggie should be an employee of the association not a sub-contractor due to IRS audits and taxes. Possibly use a payroll service to pay Aggie. Why are we paying \$300.00 per month set fee to clean up clubhouse if the residents are required to clean up after use? Rick will make a copy of contract and give it to the group this week and when can we amend her contract?
5. Discussion of expenses and top five expenses. Pauline will meet with Aggie before our FEB 16th meeting and summarize all of the expenses for all Homeowners to see by Feb 16th with a handout at the general meeting.
6. Top 5 expenses through Nov 2003 with more detail forthcoming from Pauline
 - a. Power/Electricity \$43,117.05
 - b. Landscaping \$27,217.10
 - c. Management fees \$19,262.27
 - d. Pool \$12,077.00
 - e. Property Taxes \$3,925.52
7. A point was made that we are paying too much for Landscaping and irrigation repair.

8. Rick also would like for us to email him all the questions we want to ask Jack McDuffie and Al Awtrey before our Feb 2nd meeting discussion. Routine meetings will be every first Monday of the Month
9. The next meeting is February 2nd at the Clubhouse and we will meet at 6pm with Jack McDuffie and Al Awtrey to ask how much control do you want to give us now and what date will this take place? After this the board will resume a normal 7-9pm meeting.
10. We will not have refreshments for the Feb 16th general meeting and we will use a Laptop Projector for discussing the agenda below.
 - a. Introductions of Board Members
 - b. Summarized operating statement (Pauline)
 - c. Explain Transition mode as of specific date when the Board will take over officially
 - d. Ask for volunteers for the seven committees and a sign up sheet explaining what the committee actually does
 - e. Assign a Board member to serve on specific committee to serve only, not chair a committee
 - f. Concerns from audience will be addressed as best possible
 - g. The extra lot (511) will be deeded to association upon completion and at that time we will decide what to build

February 2004

Board of Directors Meeting of the Lake Crest Homeowners Association

Rick Franks – President

Richard Riess – Vice President

Pauline Howland – Treasurer

Tim Northcutt – Secretary

Jack McDuffie – VP Awtrey development

David Meredith – Open position

Marc Follmer – Open position

Date 2/02/04 Personnel Present: Tim Northcutt, Rick Franks, Pauline Howland, Richard Riess, Aggie Wilcoxon, David Meredith, Marc Follmer

Date 2/02/04 7-9pm Minutes:

11. Reading of minutes from 1/04/04 accepted by board.
12. The three "A" frame signs have been ordered and will be used to show meeting times and dates for homeowners. The signs cost the Board \$900.00
13. Rick discussed these items of interest
 - a. Vandalism to clubhouse, mailboxes and x-mas decorations. Police did investigate but nothing can be done unless a witness
 - b. On the 12th of January a resident shot out a street lamp and it has been replaced by Alabama power
 - c. Any damage must be reported to Aggie all residents are encouraged to do this
 - d. The dumpster is there for the common ground only, the general public should not be using this dumpster. Please report any activity to Aggie.
 - e. Al Awtrey and Jack Mcduffie wants the board to take over all activities except ARC. We would decide whose signatures would be on the checking account. \$20,000 would be put into an interest bearing account.
 - f. As of today Aggie will report to board and at a later date expectations will be discussed between Aggie and Board.
 - g. At the general meeting we will tell the homeowners that we are transitioning the duties from Awtrey to the Board.
14. Agenda of Feb 16th meeting
 - a. Introductions- All members
 - i. Nametags for everyone
 - ii. How the board was chosen
 - iii. Rick will state the transition from Awtrey to the Board tentatively as of Sept 1 2004 based on the support of the committees
 - b. Financial Statement – Pauline
 - i. Subtotals by specific expenses (Clubhouse, Power, etc..) in PowerPoint using graphs and charts
 - ii. Copies of specific expenses
 - iii. Profit loss detail 2003
 - iv. Vendor expenses from 2002
 - v. \$20,000 surplus less checks not cleared
 - vi. Budget for 2004
 - vii. Workman's comp
 - viii. Copy of policies (Aggie to pull for Richard)
 - c. Committee volunteers (7) 10 minutes – David Meredith
 - i. Board member will be on each committee but not chair
 1. Pool Clubhouse Tennis courts
 2. Lake
 3. Landscaping
 4. Website, directory, newsletter
 5. Finance, Insurance, Budgets,
 6. Activities, Block Captains, Street Leaders, Fishing Derby

7. Legal – Covenants, collections
- d. Covenants - Richard
 - i. Read your covenants and review if not notices will be sent
 - ii. Send notices to the office
 - e. Safety - Rick
 - i. Speeding
 - ii. Parking on the street (covenant 6462b no parking other than in the driveway)
 - iii. Vandalism
 - iv. Dumpster
 - v. Take pride in our property
 - f. Question and Answer from Homeowners – Rick and Richard
 - i. Recognize the person asking the question
 - ii. Keep order and one question at a time
 - iii. Speaker must stand up and ask question

March 2004

Board of Directors Meeting of the Lake Crest Homeowners Association

Rick Franks – President
Richard Riess – Vice President
Pauline Howland – Treasurer
Tim Northcutt – Secretary
Jack McDuffie – VP Awtrey development
David Meredith – Open position
Marc Follmer – Open position

Date 3/01/04 Personnel Present: Tim Northcutt, Rick Franks, Pauline Howland, Richard Riess, Marc Follmer, Jack McDuffie + 10 homeowners

Date 3/01/04 7-9pm Minutes:

- 15. Reading of minutes from 2/02/04 accepted by the board
- 16. Rick Franks began the meeting stating the Agenda for Open Board meeting
 - a. Review minutes from general meeting February 16th
 - b. Finance – review information from Aggie Wilcoxon
 - c. Insurance - information from Aggie

- d. Clubhouse
 - i. Charges- motion passed to lower usage fee to \$35 and deposit went up to \$150
 - ii. Hours- motion passed for new hours of weekdays to 11 pm and weekends till 1pm
17. Current issues
- a. Beavers around lake – Jeff Thompson to recommend best way of extermination more than likely use critter control for \$275.0 set up and \$150.00 per beaver cost
 - b. Trees shading the clubhouse- Motion passed to use funds for extraction of these trees.
 - c. Landscaping- discussion of fees and we should continue with American Lawn Care until review next year.

April 2004

Board of Directors Meeting of the Lake Crest Homeowners Association

Rick Franks – President
Richard Riess – Vice President
Pauline Howland – Treasurer
Tim Northcutt – Secretary
Jack McDuffie – VP Awtrey development
David Meredith – Open position
Marc Follmer – Open position

Date 4/05/04 Personnel Present: Tim Northcutt, Rick Franks, Pauline Howland, Richard Riess, David Meredith + 10 homeowners

Date 4/05/04 7-9:45pm Public Meeting Minutes:

- 18. Reading of minutes from 3/01/04 accepted by the board
 - 19. Rick opened the meeting stating the agenda and the topics to be discussed
 - a. Finance
 - b. Committees
 - c. Beaver Problem
 - d. Covenant Violations
 - e. Current Issues
20. Finance
- a. Dues Collected CYTD \$156,795.48

- b. 40 late letters sent out
- c. received six checks since letters went out

21. Committees

- a. Pool (Richard Riess is to serve as board member)
 - i. Charlie Conklin is committee Chairperson
 - ii. Charlie discussed several plans to get the Pool opened, cleaned and monitored
 - iii. Hours Tuesday – Saturday 10am-9pm, Sun-Mon 12pm-9pm
 - iv. **Tentative** dates open – May 1st-Sept 29

- b. Finance (Pauline Howland to serve as board member)
 - i. Andy Patel is Committee President
 - ii. Mike Rickman is Committee Vice President
 - iii. Discussion included contracts, # homes, process for filtering requests and complaints, budgets, earmarked funds, dues up or down,
 - iv. Handyman on site for the neighborhood
 - v. Committee budget
 - vi. Copy of monthly statement before next board meeting

- c. Neighborhood Watch (Rick Franks to serve as Board member)
 - i. Meeting to be held on 4/6/04

- d. Communications (Tim Northcutt to serve as Board member)
 - i. Meeting to be held on 4/6/04

- e. Lake (David Meredith to serve as Board member)
 - i. Meeting date not yet determined
 - ii. No access to the lake using boat ramps per Jack McDuffie VP of Awtrey Operations

- f. Legal (Marc Follmer to serve as Board member)

- g. Landscape (not yet assigned Board member)
 - i. We will continue using American Lawn Care since we are into the Spring Season

22. Beaver Problem

- a. Notices to Lake residents have been sent by Aggie Wilcoxon
- b. Hire critter Control service immediately to relocate Beaver family

23. Covenant Violation

- a. Complaints- We must develop a process to solve complaints. It is suggested that a form be developed so that a homeowner fills out a complaint form signs it and a board member signs it and a copy is filed then resolution to the complaint is taken.
- b. Send these certified mail or knock on the door of homeowner
- c. Letter needs to be sent out to reinforce covenants
- d. Rick Franks will call Allan Pate (City Of Hoover Mgr) about stop signs
- e. Common Violations
 - i. Street parking
 - ii. Basketball goal backboards not clear
 - iii. Speeding

24. Current Issues

- a. Is Spillway property Lakecrest Property?
- b. Right of refusal of assets
- c. Concern for Clubhouse exterior walls (EIFS) Exterior Insulation Foam System
- d. Property Inspected before we accept it

25. Private Board Meeting with Motions Carried

- a. Only Board members will have keys to the clubhouse until further notice
- b. Board Voted to find and hire a Handyman for the Association
- c. Voted for Bellsouth phone and DSL Internet for Aggie as long as the total charge was less than \$60.00 monthly
- d. Aggie Wilcoxon reports to the board effective immediately
- e. Petty Cash to be set up for \$200.00 limit with VALID receipts. \$100.00 limit per transaction
- f. Four board members can sign checks with Aggie Wilcoxon for payment to suppliers these are Pauline Howland, Rick Franks, Tim Northcutt, Richard Riess
- g. No expenditures except Petty Cash to be made without board approval and signature or 1 of four board members
- h. We will hire the three pool monitors who have resumes on file and ask to hire one more
- i. We will pay for the live crawfish put into the lake by Jeff Thompson on April 15th
- j. We will transfer our general funds from Compass Bank to Amsouth bank to earn interest on our money and reduce fees by April 15th.

Board of Directors Meeting of the Lake Crest Homeowners Association

Rick Franks – President
Richard Riess – Vice President
Pauline Howland – Treasurer
Tim Northcutt – Secretary
Jack McDuffie – VP Awtrey development
David Meredith – Open position
Marc Follmer – Open position

Process: 7-8pm public meeting 8-9pm, Private board meeting

Date 5/02/04 Personnel Present: Tim Northcutt, Rick Franks, Pauline Howland, Richard Riess, Marc Follmer, David Meredith, Aggie Wilcoxon, Jack McDuffie + various homeowners

Date 5/02/04 7-9:45pm Public Meeting Minutes:

26. Reading of minutes from 4/05/04 accepted by the board
27. Rick opened the meeting stating the agenda and the topics to be discussed
 - a. Finance
 - b. Current Issues/Concerns
 - i. Old business
 - ii. New business
 - c. Review of Committees
 - i. Pool,
 - ii. Finance
 - iii. Neighborhood watch
 - iv. Communications
 - v. Lake
 - vi. Legal
28. Current Issues (old business)
 - a. Beavers – Critter Control has set up traps along the lake to capture/relocate the Beaver family
 - b. Dumpster- eliminate dumpster and call City of Hoover to deliver multiple Garbage cans to Pool Parking lot
 - c. Spillway- LakeCrest owns the spillway and water overflow area
 - d. Walkway is part of association and not on any resident's property- it is common area property
 - e. Boat Launch- will not be constructed per Jack McDuffie
 - f. Covenant violations- we must develop a form letter to send to residents who are out of compliance
 - g. Parking- We need some type of letter stating about how parking on the street is illegal,, suggestion- website

- h. Assets- The property was deeded to the association on May 1st per Jack McDuffie. Does the association have the right of refusal from Awtrey, is there a termite bond on the clubhouse, does the association want a 3rd party inspection before accepting deed?

29. Pool

- a. Pool to open in May on weekends only till memorial day then everyday, In September weekends only, Cleaning supplies need to be revised
- b. Pool Monitors must be able to swim schedule 3-4 monitors weekly
- c. Pool Gate- We need another lock for gate 5 locks all the same key. Board, Pool monitors, Charlie Conklin to have a key to the downstairs warehouse
- d. Budget- We need a budget for Summer months so pool committee can get the supplies needed to the pool. We need an open account at Leslie's Pool for Committee chairman to charge items for summer use. Bring Invoice for Aggie to pay.
- e. Various discussion
 - i. No vending machines on the property
 - ii. A canopy or awning for pool instead of umbrellas for families to grill and eat outside
 - iii. No separate water meters for pool or sprinkler system at the clubhouse- call irrigation repair services for installation
 - iv. Bannisters at the Clubhouse- need to be repaired and secured, Jeff Thompson to get a price quote
 - v. Pool monitors need to know how to swim and the function of the pool equipment with a list of duties during the day and at closing.
- f. Hours (official)
 - i. Tuesday – Thursday 10am -9pm
 - ii. Friday – Saturday 10am – 10pm
 - iii. Sunday 10am – 9pm
 - iv. Monday 12pm – 9pm

30. Finance – Nothing to report

31. Neighborhood Watch

- i. We will have a spring party at the pool grilling area on June 6th 4-7 pm. Tables and nametags will be available. Committee can spend up to \$500 for food.

32. Communications

- i. Newsletter has been developed and will be distributed by Block Captains, Website to be completed in June next meeting will be at Cathi Braswell's house to discuss Website and content and maintenance fees

33. Lake

- i. Last year SE Pond Management evaluated the fish population.
- ii. 6 hours of electroshock was performed, 20,000 shad put into lake, Bass are starving, fish feeders are helping bass
- iii. Fish Kill- This was a natural occurrence please do not call ADEM but Lake Residents need to limit the amount of pesticide on lawns
- iv. A new sign should be posted stating that fish should be caught and kept to stimulate growth and population
- v. Christmas trees have been dropped in Strategic places
- vi. SE Pond will need a fee to re-evaluate the fish
- vii. Silt Runoff will be controlled as best as possible by Jack McDuffie, Awtrey will clean out lake when finished with development
- viii. Southlake subdivision in interested in shocking our lake for fish but no word yet
- ix. Funds needed for trash cans around lake
- x. A walking trail will be made to access Townhomes

34. Legal – Nothing to report

35. Landscape – Nothing to report

36. Private Board Meeting with Motions Carried

a. Finance

- i. Transfer of money will be made from Compass to AmSouth to take \$50,000 regular funds with \$30,000 reserve remaining in compass until checks clear
- ii. People approved to sign checks will be the following and bills to be paid on the 1st and 15th of each month.
 - 1. Aggie Wilcoxon
 - 2. Jack McDuffie
 - 3. Rick Franks
 - 4. Pauline Howland
- iii. Property to be deeded over to the homeowners association name but Awtrey still controls it
- iv. Lake to be deeded and all three entrances to LCHO association.
- v. Aggie to take care toiletries in clubhouse
- vi. Charlie Conklin will take care of pool/chemicals

- vii. Pool Monitors report to property manager and use the time clock for pool monitors
- viii. Complaints, issues problems to be reported to the property manager and given to the board for action to be taken and resolved.
- ix. LCHOA Secretary to signed resolution for transfer of funds on 5/2/04

June 2004

Board of Directors Meeting of the Lake Crest Homeowners Association

- Rick Franks – President**
- Richard Riess – Vice President**
- Pauline Howland – Treasurer**
- Tim Northcutt – Secretary**
- Jack McDuffie – VP Awtrey development**
- David Meredith – Open position**
- Marc Follmer – Open position**

Process: 7-8pm public meeting 8-9pm, Private board meeting

Date 6/07/04 Personnel Present: Rick Franks, Pauline Howland, Richard Riess, Marc Follmer, David Meredith, + various homeowners

Date 6/07/04 7-9:45pm Public Meeting Minutes:

- 37. Reading of minutes from 5/03/04 accepted by the board
- 38. Rick opened the meeting stating the agenda and the topics to be discussed
 - a. Finance update
 - i. New checking & Reserve Account in Place
 - b. Current Issues/Concerns
 - i. Old business
 - ii. New business
 - c. Review of Committees
 - i. Pool
 - ii. Finance
 - iii. Neighborhood watch

- iv. Communications
- v. Lake
- vi. Legal
- vii. Homeowner issues 10 minutes each

39. Finance

- a. Pauline gave update on finances- gross revenues and expenses to date – Committee is compiling financial history to use for budgetary purposes for next year

40. General- Rick gave general remarks

- a. Beaver's appear to be under control
- b. Dumpster has been eliminated- 3 trash cans in place
- c. Bridge to be built to link walking trail to new town homes
- d. Road to open in two weeks- Rick will talk to Hoover police about increasing police control/drive byes given the "remoteness" of the area until homes are built
- e. Rick discussed new rules for meetings to limit

41. Pool

- a. Charlie Conklin delivered report
- b. Pool to be lighted at night
- c. surveillance system to be installed
- d. Large sign with pool rules to be posted
- e. Pool rules to be mailed to each resident
- f. Members should sign in when visiting Pool
- g. New lock for Pool pump gate to be purchased

42. Neighborhood Watch

- a. Newsletter sent out-450 given out
- b. End of Summer party/football kick-off party discussed
- c. Concerns from committee from residents
 - i. Cars illegally parked in the street
 - ii. Cable TV line at entrance to Arbors
- d. need to develop form letter for covenant violations
- e. Discussion of keeping newsletter article on parking problems and adding the City of Hoover article from Newspaper to next Newsletter

43. Communications

- d. Letters distributed
- e. Directory being compiled

44. Lake

- a. Jeff Thompson gave report
- b. SE pond Mgt shocked bass-took out smaller ones
- c. New weeds/grasses growing in the lake
- d. \$1500 to get rid of all three varieties

45. Legal – Nothing to report

46. Landscape – Nothing to report

47. Open Forum

- a. Discussion of parking in the streets
- b. Should signs be posted
- c. 4 way stop at Lake Crest Drive/ Lake Crest Circle
 - i. Rick to speak to the city

MEETING ADJOURNED

July 2004

Board of Directors Meeting of the Lake Crest Homeowners Association

Rick Franks – President
Richard Riess – Vice President
Pauline Howland – Treasurer
Tim Northcutt – Secretary
Jack McDuffie – VP Awtrey development
David Meredith – Open position
Marc Follmer – Open position

Process: 7-8pm public meeting 8-9pm, Private board meeting

Date 7/12/04 Personnel Present: Rick Franks, Pauline Howland, Richard Riess, Marc Follmer, David Meredith, + various homeowners

Date 7/12/04 7-8:15pm Public Meeting Minutes:

- 48. Reading of minutes from 6/07/04 accepted by the board
- 49. Rick opened the meeting stating the agenda and the topics to be discussed
 - a. Finance update
 - i. Copy of bank statements for old and new accounts.
 - b. Current Issues/Concerns
 - i. Old business

- ii. New business
- c. Review of Committees 5 minutes each
 - i. Pool
 - ii. Finance
 - iii. Neighborhood watch
 - iv. Communications
 - v. Lake
 - vi. Legal
 - vii. Homeowner issues 10 minutes each
- 50. Old Business Rick Franks
 - a. Lake Crest Drive has been opened and Rick has spoken to Allan Pate about the traffic and what we can do about it. Rick will meet with Hoover officials on July 13th about our concerns.
 - b. A Hoover Police Officer lives in the neighborhood and this might help our endeavor with Neighborhood Watch.
 - c. The pool is working smooth and we will need volunteers for weekend pool help when the pool monitors go back to school
- 51. New Business
 - a. Lake pump will be replaced within 6 weeks
 - b. The board has changed the monthly meetings to the 2nd Monday of the month
- 52. Committee reviews
 - a. Lake- Jeff Thompson states one beaver has been caught, no traps are out

August 2004

Board of Directors Meeting of the Lake Crest Homeowners Association

Rick Franks – President
Richard Riess – Vice President
Pauline Howland – Treasurer
Tim Northcutt – Secretary
Jack McDuffie – VP Awtrey development
David Meredith – Open position
Marc Follmer – Open position

Process: 7-8pm public meeting 8-9pm, Private board meeting

Date 8/10/04 Personnel Present: Rick Franks, Pauline Howland, Richard Riess, David Meredith, Jack McDuffie + various homeowners

Date 8/10/04 7-8:15pm Public Meeting Minutes:

53. Reading of minutes from 7/12/04 accepted by the board
54. Rick opened the meeting with the introduction of Scott Cheronos owner operator of SE Pond Mgt. Scott had these comments about our lake.
 - a. SE pond gave an update on the grass problem in the lake and how to manage it. It will take another spraying and we will see how the grass is affected. The fish habitat is good but we need to stock some more shad this fall so that our efforts do go unwarranted. Scott stated he would discount the shad and give a written quote to Jeff Thompson.
55. Rick introduced two Hoover Police officers to discuss certain ordinances within Hoover
 - a. Parking on the street – Hoover ordinance no exceptions
 - b. Lakecrest is patrolled by an officer every day and we have one officer who lives in the Arbors
 - c. Motorized vehicles – title 32 to be road worthy and pass inspection a vehicle is to have all of the following
 - i. Tag
 - ii. Breaklights
 - iii. Turn signals
 - iv. Insurance
56. Rick introduced Steve Braswell as our new Property Manager. Steve can be reached at the following
 - a. 205-296-4876 cell
 - b. lchoa@bellsouth.net
57. Finance
 - a. An income statement was given to see where we stand and at this time we have \$40,000 in receivables due by late Homeowners dues
 - b. \$10,000 has been placed with attorney for collections
 - c. A compliance letter must be signed to sell your house in Lakecrest so that H/O dues can be prorated.
 - d. Refinances in the neighborhood last year increased our income late in the year and dues were collected at closing.
 - e. A list of attorneys needs to be notified of our Homeowner dues so that they will know to collect up front if a house is sold in the neighborhood
 - f. We need to track dues by street address not name due to double billing
58. Old business
 - a. The fountain to be installed August 20th
 - b. Stop parking on the street
59. Committees
60. Lake

- a. Critter control mentioned that beavers are traveling downstream and we should be able to get rid of the beavers upstream

61. Communications

- a. Hand delivered every newsletter in the neighborhood
- b. We should put up “Visit the Website Signs” at every entrance
- c. Directory is in stages and almost completed we can also ask the residents to submit online

62. Pool

- a. Need people to volunteer for weekday work for checking pool or we will be open only on weekends

63. Activities

- a. Good turnout at beer swap
- b. Hit budget of \$250
- c. **Possible** NCAA kickoff party, Wed sept 1st 7pm
- d. Wear favorite t shirt of college
- e. Beer wine residents bring a dish

Meeting adjourned

September 2004

Board of Directors Meeting of the Lake Crest Residential Association

Rick Franks – President

Richard Riess – Vice President

Pauline Howland – Treasurer

Tim Northcutt – Secretary

Jack McDuffie – VP Awtrey development

David Meredith – Open position

Marc Follmer – Open position

Process: 7-8pm public meeting 8-9pm, Private board meeting

Date 9/13/04 Personnel Present: Pauline Howland, Richard Riess, Marc Follmer, Tim Northcutt, Steve Braswell + various homeowners

Date 9/13/04 7-8:15pm Public Meeting Minutes:

1. Agenda given by Richard Riess who presided over the meeting in Rick's absence.
2. Reading of minutes from 8/10/04 accepted by the board
3. Treasury Report – Pauline Howland
 - a. We now have a good clean income statement thanks to Steve Braswell
 - b. We are projecting a \$21,000 positive balance plus reserve fund for FY2004
 - c. Steve Braswell spoke about how the money is coming in and how the list of past due homeowners is 28 or \$19,260.25 amount due.
4. Presidents Report – Richard Riess
 - a. Richard stated that Rick reports no problems except some complaints about speeding through subdivision.
5. Richard introduced Sherri Nichols of Riverchase Country Club
 - a. Sherri discussed with group the Riverchase Country Club membership drive and Lakecrest is welcome to use their facilities for meetings.

Committee Updates

1. Communications- Cathi Braswell
 - a. We now have signs at each entrance showing our web address
 - b. Board training dates for the web are at 3 pm Sept 19th at 4938 Crystal Circle.
 - c. Directory is now online
 - d. We will have a box at the clubhouse for anyone that needs a hardcopy of Newsletter
 - e. Community Bulletin board – Board approves one person to approve or disapprove yellow pages
2. Activities Committee – Tim N spoke for George Hayes
 - a. Sept 22nd college t shirt night
 - b. Nov 4th Chili cook-off
3. Lake - Jeff Thompson
 - a. Algae is going away with the season
 - b. There is one Beaver downstream of LakeCrest
 - c. Grass Carp – spending was approved for Carp \$1800.00 but has not been purchased
 - d. Lake Pump not installed yet but we have paid \$3500.00
 - e. Awtrey has agreed to dredge the Lake when construction is complete so we must stay on top Awtrey to complete. Let us get this in writing from Jack McDuffie or Al Awtrey before departing.
4. Legal committee- Marc Follmer
 - a. No meeting yet, lack of volunteers, no email replies
5. Pool – Charlie Conklin
 - a. Cover the pool Sept 30th

- b. We decided to let both pumps run throughout the year so we do not so many chemicals in the spring
- c. Patch holes in the pool instead of resurfacing to prevent stubbed toes
- d. Pool has been open during the week through Sept 30th
- e. Lights have not been checked yet

NEW BUSINESS

1. Board meeting Dates – Table the dates through the year
2. Landscape Committee – Volunteers spoke up- Rick will form this committee
3. Budget Planning – All Committees need to develop budgets for upcoming year
4. Richard Riess - Mentioned that Oakmere Carriage homes were being built
5. Rolf & Wendy Wrona propose landscaping upgrades to their lot
 - a. Lot 88 5265 Lake Crest Circle Landscaping 11' x 147" of existing Alabama Power Easement
 - b. The Board approves this landscaping as long as ARC and written Alabama Power approval.
6. After Sept 30th all delinquent Homeowners will be turned over to Small Claims Court via Bill Bright
7. Steve Braswell to call Charles or Keith with Hoover inspection to inspect lot #349 for silt fence violations
8. Steve Braswell will be out of town Sept 28th – Oct 6th Steve Braswell will be out of town and Jody Northcutt will address clubhouse reservations and carry the cell phone.

October 2004

Board of Directors Meeting of the Lake Crest Residential Association

Rick Franks – President

Richard Riess – Vice President

Pauline Howland – Treasurer

Tim Northcutt – Secretary

Jack McDuffie – VP Awtrey development

David Meredith – Open position

Marc Follmer – Open position

Process: 7-8pm public meeting 8-9pm, Private board meeting

Date 10/11/04 Personnel Present: Pauline Howland, Richard Riess, Marc Follmer, Tim Northcutt, Steve Braswell, David Meredith + various homeowners

Date 10/11/04 7-8:15pm Public Meeting Minutes:

6. Agenda given by Rick Franks
7. Reading of minutes from 9/11/04 accepted by the board
8. Pump has been installed in lake
9. Board meeting dates will 2nd Monday in Nov and Dec
10. Financial update
 - a. 12 delinquent homeowners have been turned over to Bill Bright and to be filed in Small Claims Court
 - b. We will continue to invoice the out of neighborhood residents if they want to use our facilities
 - c. The report on expenses will be an overage of \$22,929.11 if we continue at average burn rate
 - d. Steve is working on the insurance premium
 - e. The potential of income when completed is 607 homes times \$480 is \$291,360 + clubhouse rental

OLD Business

1. Jeff Thompson paid for the shad personally and the board to decide if we will pay or not

NEW Business

1. Marc Follmer spoke to the city of Hoover about the lots with bad silt fences. The city inspected the lots and one lot will be formed soon so the dirt will go away

HOMEOWNER Comments

1. Charlie Conklin to contact police and ARC to see if he can put a barrier around his yard to stop yard vandalism
2. Common area tree fell on homeowners house. According to covenants the association is not responsible for damage

Committee Updates

6. Communications- Cathi Braswell
 - a. Positive feedback from the website next meeting is Oct 25th at J Brelands house
 - b. Need a volunteer to monitor the website
 - c. Can we send out an email to all residents?
7. Activities Committee –
 - a. No update
8. Lake – Tim Northcutt spoke for Jeff Thompson
 - a. Some land will be taken away from us due to widening of 150.
 - b. No beavers found
 - c. Budget set at \$6500 for FY05
 - d. 20,000 shad were dumped in the lake August 12th

- e. Grass Carp were dumped in lake and \$3200 invoice was paid by Lakecrest
 - f. Fountain working
 - g. The traffic wires are installed to see if we can put up 4 way stop signs
9. Legal committee- Marc Follmer
- a. Proxy letter must be created along with dues statement
 - b. Set up a nominating committee
10. Pool – Charlie Conklin
- a. Closed
 - b. We decided to let both pumps run throughout the year so we do not so many chemicals in the spring
 - c. Budget is \$16,000 for FY05
 - d. Possibly purchase new furniture in winter from Meadowcraft
 - e. We need estimate from Charlie on Pool and clubhouse furniture

NEW BUSINESS

- 9. Realtor should they pay for advertisement?
- 10. set up a realtor to come in next board meeting
- 11. Landscape committee will be set up by Rick Franks
- 12. Neighborhood watch- If City interested then set date for next month at church the week before thanksgiving on a Tuesday to set watch meeting
- 13. Must start making plans for next annual general session meeting
- 14. Homeowners Dues will be sent out January 1st 2005.
- 15. Motion carried to pay the invoice for the shad that Jeff Thompson paid. \$3200.00 total.

November 2004

Board of Directors Meeting of the Lake Crest Residential Association

Rick Franks – President
Richard Riess – Vice President
Pauline Howland – Treasurer
Tim Northcutt – Secretary
Jack McDuffie – VP Awtrey development
David Meredith – Open position
Marc Follmer – Open position

Process: 7-8pm public meeting 8-9pm, Private board meeting

Date 11/8/04 Personnel Present: Pauline Howland, Richard Riess, Marc Follmer, Steve Braswell

Date 11/8/04 7-8:15pm Public Meeting Minutes:

11. Board considered a presentation from realtor to merge “Hello Lake Crest Neighbors.Com” with our proprietary site LakecrestHOA.com. The Board requested the communications Committee to review the proposal and make a report to the board.
12. Review of minutes from 11 October meeting. Because there was no quorum present the Board was not able to accept the minutes
13. Rick Franks discussed proposed dates for the upcoming Annual Meeting for February. Rick will check with potential sites for the meeting.
14. There was a discussion of neighborhood watch and the theft of outgoing mail.
15. Comments form Homeowners include:
 - a. Request for additional stop signs to help control traffic
 - b. Oakmere – These will have an additional assessment for lawn care.
16. Communications and Activities committee gave a report concerning upcoming activities through April
17. Lake committee – Lake is good shape, no issues
18. Legal committee – no issues
19. Finance – Treasurer distributed P&L for October also distributed a proposed budget for 2005
20. Pool – winter Maintenance and adding additional lights to pool area were discussed.

Meeting Adjourned.

December 2004

Board of Directors Meeting of the Lake Crest Residential Association

Rick Franks – President

Richard Riess – Vice President

Pauline Howland – Treasurer

Tim Northcutt – Secretary

Jack McDuffie – VP Awtrey development

David Meredith – Open position

Marc Follmer – Open position

Process: 7-8pm public meeting 8-9pm, Private board meeting

Date 12/13/04 Personnel Present: Pauline Howland, Richard Riess, Marc Follmer, Steve Braswell, Rick Franks

Date 12/13/04 7-8:15pm Public Meeting Minutes:

1. Reading of 11/8/04 Minutes – Approved by board
2. 10/11/04 Minutes-approved by the board
3. Association received money from damages to Stop Sign on bear Trace and Crystal Circle
4. \$12,000 left to collect through small claims
5. the annual meeting is set Feb 7th at the church

New Business

1. Try to find an electrician to use for all work
2. Try to get lights for walkway steps

Committees

1. Communication and Activities have been combined
2. Finance – Steve gave overview of spending and P&L projected balance \$25K ending Dec 31st to reserve. Board Accepts Financial Statement from Steve
3. Landscaping – Meeting January 2nd on Sunday. Invite American Lawn Care to speak on activities and maybe add seasonal flowers to neighborhood. Oakmere will have there own prepaid lawn care in addition to \$480 dues. No fee known at this time.
4. Rick will ask Al Awtrey and Jack Mcduffie to meet with the board before next board meeting
5. Legal – marc will draft preliminary agenda for meeting and proxy

Homeowners

1. What happened to neighborhood watch? No response from city of Hoover – Billy Petelos will investigate Set Meeting for March.
2. Compose email in general to stop residents from going g to Patricia Johnson Abana Realty

Board Meeting

1. \$200 donation to church for meeting
2. \$18,700 for sale of 150 property must be discussed and put in writing and signed by Awtrey and Board
 - a. Lake dredging
 - b. Building of bridge
 - c. ARC
 - d. Dues for prepaid lawn care
 - e. Deed for Common Area
 - f. Power Meters for Townhomes and Carriage homes

3. Budget accepted for 2005
4. Planning session
 - a. Same format
 - b. Serve snacks for 150 people – George Hayes to coordinate Feb 7th

Meeting Adjourned