

LAKE CROSSING HOMEOWNERS ASSOCIATION
ANNUAL MEETING
MORNING POINTE – 150 SHORESIDE DR
MAY 27, 2025
MINUTES

IN ATTENDANCE: Glynise Lipscomb, President, 249 Shoreside Dr
Stephanie Turner, Treasurer, 209 Twin Shores Ct
Jessica Blackburn, Secretary, 205 Twin Shores Ct
Lorie Yborolla, 213 Twin Shores Ct
Kim Foster, 257 Shoreside Dr (non-voting)

Lisa Hagan, 405 Shoreside Dr
Chip LaFoe, 3585 Forest Cove Ln
James Keller, 364 Shoreside Dr
Gary Batty, 292 Shoreside Dr

Matt & Stacy Stacy, 3504 Forest Cove
Sushil Manandhar, 261 Shoreside Dr
Ketan Shrestha, 3537 Forest Cove Ln
Mark Foster, 257 Shoreside Dr

Councilmember Joseph Hale; Council Aide Kristin Pack

CALL TO ORDER: With all board members in attendance, Glynise announced that there was a quorum and called the meeting to order at 7:02 p.m. She thanked everyone for attending and provided ground rules for the meeting.

MINUTES: Glynise made a motion to approve the minutes from the February 25, 2025 board meeting. Stephanie seconded. Motion passed unanimously.

FINANCIAL REPORT

- Stephanie presented the current financial standing for January 1, 2025 through April 30, 2025 and approved budget for 2025 (attached). She explained that the HOA has a small anticipated net profit to account for extra expenditures that may come up or grants the HOA has an interest in.
- Stephanie reported that the HOA has a 92% dues payment rate.
- Stephanie reported that the HOA has recently invested \$10,000 in a 4-month CD and it can be withdrawn if needed without penalty. This will be noted on future financial statements.

OLD BUSINESS

- CURB APPEAL: Glynise commented on the mission for this year—curb appeal. She noted that some community members are not maintaining their yards, which negatively affects home values. She noted that, as an example, homeowners are required to have a minimum of 70% grass in their front yards. When a homeowner asked about the viability given the large oak trees, Glynise responded that, when she contacted the city, they explained that the trees may need to be trimmed to allow grass to grow, but it is possible with some effort.

- LFUCG Stormwater Grant: Glynise reported that the HOA applied for a stormwater grant and should hear the result in July. Homeowners expressed an interest in making the area more accessible. The board will consider the request.
- SURVEY: Glynise reported that the survey is complete, and the discussion point at this time is whether to stake the area with permanent markers. Those in attendance agreed that permanent markers should be used.
- HUMAN RIGHTS COMMISSION: As a final report, Glynise stated that the complaint against the community stated that the board was discriminating against Nepalese neighbors. The board chose to fight the claim and the claim was ultimately dismissed by the Human Rights Commission. All related documents are posted on the HOA website.

NEW BUSINESS

- WEBSITE: The HOA has a website, lakecrossinghoa.com, and it has a calendar, all the relative documents.
- NEIGHBORHOOD YARD SALE: Scheduled on June 7. Glynise made a motion to obtain new signage for the upcoming yard sale. Lorie seconded the motion. Motion passed unanimously.
- DEED RESTRICTION ENFORCMENT: Glynise mentioned that there will be some additional enforcement to look at lot condition. She mentioned that the trees are a big issue and, perhaps, should be inspected by an arborist. The board will discuss at a future board meeting.
- BOARD MEMBERS: Glynise announced that the election takes place each year and stated that she is willing to volunteer her time for another two-year term. Stephanie nominated Glynise to serve an additional two-year term. Lorie seconded the motion. The motion passed unanimously.

HOMEOWNERS CONCERNS: The board asked for ideas from the community in attendance. Glynise stated that owners can also send questions at any time via email.

- A homeowner asked about reporting violations, specifically tree height. Glynise mentioned that violations of ordinance such as tree height and uneven sidewalks, should be reported to the city via the website.
- Councilmember Joseph Hale introduced himself and topics of interest. He let neighbors in attendance know that the city will not fine owners with a first notice, but instead owners will have an opportunity to address the issue.
 - He noted that he has been attending multiple neighborhood association meetings and has learned a lot in this new position. He let owners know that he and his aide are available if owners need assistance. He also has Neighborhood Development Funds that can be requested.
- Mr. Batty noted that the pavement at Brookwind Way and Squires Road is tearing up. Council Aide Kristin Pack noted that the issue is being addressed and will be replaced by ATS at no charge to the city.

Glynise adjourned the meeting at 8:04 p.m.