

**CROMWELL PARK AT SALEM
BOARD OF DIRECTORS MEETING**

DATE: August 14, 2014

Board Members

Present: Beth Hendry, Gary Scott, Charles Brisbin

Absent: Judy Kirschbaum, Brett Poyner

Also present: Jennifer Copeland, Community First Management

Motion: July 2014 minutes: motion to accept by Gary and seconded by Beth - motion passed.

Owners Forum

Homeowner advised that the area around the gazebo needs landscape attention.

Homeowner advised that nandina shrubs at his residence are being cut to the ground by landscape personnel. Jenn will provide the location and the complaint to James River.

Treasurer Report

Reserve Balance - \$241,748

Architectural Committee

Kevin advised that three due process hearings were held and one architectural request is being addressed.

Landscape Committee

Brett is getting prices from James River for replacing problem trees with crepe myrtles. He is also discussing flooding problems with James River and will get estimates for installation of additional French drains.

Pond Committee

No activity.

Pool Committee

Beth has been checking on the pool in Rod's absence and advised that everything appears to be in order.

Managers Report

A new towing agreement is in effect.

Estimates will be coming in for gate lock options for a fence extension.

The gate repair should be completed by August 22.

Letters have been sent and several responses received regarding updated lease agreements to be kept on file.

Guest parking passes have been ordered. They will be sent to all homeowners and letters will be sent to homeowners and residents.

The bulletin board at the clubhouse has been updated.

Unfinished Business

Reminders have been sent regarding units needing stains cleaned on siding. Jenn has contact information regarding two companies that have done the cleaning for some residents. That information has also been posted on the website.

Executive Session

The board went into executive session to discuss contracts and collections.

Meeting Resumed

The meeting resumed to consider the 2015 pool contract. A motion was made by Beth to accept the Pools Etc. contract proposal. The motion was seconded by Gary. The motion passed and the contract was signed.

Meeting adjourned at 7:34 pm.