

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

**DATE: September 11, 2014 @ 6:30 p.m.**

**Board Members**

Present: Beth Hendry, Gary Scott, Charles Brisbin, Judy Kirschbaum

Absent: Brett Poyner

**Also present:** Jennifer Copeland, Community First Management

**Motion:** August 2014 minutes: motion to accept by Beth and seconded by Judy, motion passed.

**Owners Forum**

Homeowner verbalized his displeasure with receiving a violation notice and also not happy with the maintenance of landscaping around his unit.

Homeowner voiced complaints concerning the issue of flooding around their unit. (Management has received proposals on rectifying the flooding problem, and one of the proposals would be approved during this meeting). Another homeowner expressed appreciation for having had another flooding problem fixed.

Request was made to reinstitute the placing of a sign by the front gate advising residents of the monthly board meeting in a timely manner. (Management will have a sign made and delivered to homeowner who volunteered to place the sign on meeting days.)

**Treasurer Report**

Reserve Balance - \$247,211

**Architectural Committee**

No activity.

**Landscape Committee**

James River will do trimming of trees week of 9/15.

**Pond Committee**

Fountain fixed at north end of pond.

**Pool Committee**

Rod met with contractor – work in pump room is finished.

**Managers Report**

Looking into estimates for a locking system for the gate on the new fence extension.

Will be mailing out letter for guest parking passes.

Tenant leases – 26 on file; still waiting on six more.

Entrance gate repaired and installed.

Seeking proposals on roof maintenance issues.

The bulletin board at the clubhouse has been updated.

**Unfinished Business**

Motion: to proceed with fence extension sections. Motion to accept by Gary and seconded by Judy.

**Executive Session**

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

**Meeting Resumed**

The meeting resumed to consider the drainage proposal bid. A motion was made by Gary to accept Seabreeze Landscaping contract proposal pending Management's review of the company's history. The motion was seconded by Judy.

Meeting adjourned at 8:30 p.m.