

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

DATE: March 12, 2015 @ 6:30 p.m.

Board Members

Present: Gary Scott, Brett Poyner

Absent: Beth Hendry, Judy Kirschbaum (sent proxy for vote), Chuck Brisbin

Also present: Jennifer Copeland, Community First Management

Motion: January 2015 minutes: motion to accept by Judy (via proxy) and seconded by Brett, motion passed.

Owners Forum

- Clubhouse door frame appears to have some rotted trim around base
- Outside pump running very loudly at times - Jenn to contact Smith & Keene
- Gazebo needs work or to be demolished - put on Agenda for discussion at next meeting
- Street lighting around Everton and Catworth is poor. Homeowner request Association look into installing another light.
- Homeowner at 2101 Everton has contacted Cox cable to request a new drop. Cox is to assess the problem and inform homeowner if they will replace existing lines. Cox informed homeowner that the Association will need to give approval to Cox to install a new drop. Homeowner to contact Jenn if Cox agrees to replace existing cable lines.
- Question brought up about Association responsibility for broken tree limbs from neighboring properties causing damage to residents' property. Homeowners' insurance to cover damages, but Jenn to contact church next door to see if they will cut back tree branches or remove dead trees next to Association perimeter fence.
- Homeowner requested Board consider recycling for the community. Board has looked into the topic in the past, but found it was too expensive. Recommends taking recyclable items to local recycling stations.

Treasurer Report

Reserve Balance - \$280,000

Expenses - \$2,200 under budget for the month, partially due to unexpected repairs.

Utility bills \$1,100 over budget for the year and total through two months, \$1,900 over budget.

Pond Committee

The aerators are all working properly. No apparent damage from ice/snow storms.

Managers' Report

Second phase of the fence installation should be completed by March 13th. Delays due to inclement weather and Touch of Class out of the country for a month have slowed the project.

James River provided a new estimate to replace irrigation controller and flagged the new location for Dominion Power. Touch of Class to submit a detailed proposal for a new structure to match fence by Dam Neck. Once approved and installed, Dominion Power to be contacted and should take up to 8 weeks to install electrical lines to the new controller.

Bob Sherwood installed a toggle switch to use when gate needs to be held open overnight for long periods of time. This will prevent gate from sticking or not opening properly during cold temps or bad weather conditions. Bob will instruct Rod on how to properly use the new switch.

Dragas provided a map of main water shut off valves throughout the community. Each valve shuts off approximately 10 units.

Reserve Study suggests new seal coating on streets every 5 years and due around 2013. Jenn will submit proposals over the next few weeks.

Unfinished Business

Roof pipe collar proposals are to be discussed at the next meeting.

New Business

Solitude fish stocking proposal to be discussed at the next meeting.

Executive Session

No executive session

Meeting adjourned at 7:15 p.m.