

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

**DATE: September 10, 2015 at 6:30**

## **Board Members**

Present: Beth Hendry, Charles Brisbin (Chuck), Gary Scott, Nicole Keros

Absent: Brett Poyner

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

**Motion:** Approval of July 2015 minutes

- motion to accept by Beth and seconded by Chuck

## **Owners Forum**

Homeowner expressed concern over current rule's policy limiting outdoor activities. Suggestions for rule changes are welcomed to the board and will be reviewed upon receiving.

Homeowner expressed concern over access to sewer and water pipes due to sealing of streets. Association will have covers examined to ensure potential problems will not arise.

## **Treasurer Report**

Reserve Balance - \$319,715.17

## **Architectural and Covenants Committee**

One due process hearing has been scheduled. No other issues or concerns.

## **Landscape Committee**

No report

## **Pond Committee**

No report

## **Website Committee**

Information regarding valve seals on unit toilets will be available to homeowners.

Notice about cutting trees and shrubbery will be added. This is association's responsibility and homeowners should not be pruning, removing, or modifying trees and shrubbery.

## **Pool Committee**

Pool scheduled to remain open through the end of September

## **Managers Report**

Proposals for fence power washing and re-staining were submitted to ensure a uniform appearance throughout the neighborhood. Board and community members expressed concerns; will be tabled for future discussion.

Proposal for unit shut off valve replacements were given. Corrosion has been noted on several units. Unit owners may take care of on their own if interested.

The new irrigation panel has been built along the Dam Neck Road fencing. Currently waiting for the meter to be moved along with irrigation controller so Dominion Power can relocate utility lines.

Fencing along Dam Neck Road is completed. A temporary gate is currently in place but will be replaced with a locking gate. Board is awaiting proposal.

Landscaping will provide a proposal to trim trees in the community to include the path beside the pond as well as the property line by the church.

### **New Business**

Pools Etc. submitted 2016 contract proposal.

**Motion:** Acceptance of Pools Etc. contract

- motion to accept by Chuck and seconded by Beth

Annual meeting will be held on November 12th at 6:00 in the Clubhouse. Notices will be sent to all residents.

Budget meeting will be held on September 24th at 4:30 at CFM Building. All residents are permitted to attend.

### **Unfinished Business**

Fencing power washing and re-staining to be discussed at next meeting.

Unit valve replacement to be discussed at next meeting.

### **Executive Session**

The Board went into Executive session.

**The Board came out of Executive session.** Chuck Brisbin nominated Nicole Keros as Secretary of the Board to replace Judy Kirschbaum. Beth Hendry seconded the motion. The motion was approved by unanimous vote.

**Meeting adjourned at 7:00 pm.**