

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

DATE: January 14, 2016 @ 6:30 p.m.

Board Members

Present: Gary Scott, Beth Hendry, Charles Brisbin

Absent: Brett Poyner, Nicole Keros

Also present: Jennifer Copeland, Community First Management

Motion: November 2015 minutes: motion to accept by Chuck and seconded by Beth

Owners Forum

Homeowner advised that a bent water pipe, improperly installed by the developer, had broken causing water damage.

A homeowner noted that some downspouts by the air conditioners on Marston units were becoming obstructed and were clogging with leaves and debris.

Treasurer Report

Reserve Balance - \$328,918

Landscape Committee

The path to the new exit gate at the back of the neighborhood is being completed.

Plantings at the entrance are done and Brett is coordinating with James River to review the finished work.

Pool and Pond Committees

No apparent issues.

Managers Report

Jenn provided updated bids for replacing roof pipe collars throughout the neighborhood.

Planet Plumbing will meet with Jenn and provide an estimate for locating all water cut offs in the neighborhood.

Jenn is firming up proposals for fence and gate installation and for rebuilding the gazebo. She will also get an estimate for planting holly between the pond and the neighboring community in areas where no fencing exists.

Meeting adjourned at 6:55 pm. she will get estimates for an architectural drawing for a replacement gazebo to be considered.

Unfinished Business

Following discussion, Chuck made a motion to approve the proposal from Construction Technologies Corporation to replace the roof pipe collars throughout the community. The motion was seconded by Beth and was approved.

New Business

A motion was made by Chuck to accept the DesRoches & Company audit proposal. The motion was seconded by Beth and was approved.

Meeting adjourned at 8:25pm