

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: May 12, 2016 at 6:30

Board Members

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

Absent: Jennifer Copeland, Community First Management

Motion: Approval of March 2016 minutes

- motion to accept by Chuck and seconded by Brett

Owners Forum

Homeowner inquired about recycling. We do not participate due to private trash pick-up. Unfortunately, it is an extra fee to include recycling with our weekly pick-up. Management company will check into cost of adding recycling.

New insurance declaration page has not gone out as anticipated. Management company will be able to provide a temporary declarations page until final pages are sent. Inquiry about posting declaration page on website was proposed. Will be posted once final declaration page is available.

Homeowner addressed concerns about not being informed about change of insurance. Asking that we please keep the website more updated so that homeowners are informed of big changes that are occurring within the neighborhood. Additionally, it would be beneficial for the mass email system to be utilized for items of this nature.

Homeowner expressed concerns about towing. Will contact management company directly about parking that seems to be excessive and not being addressed by towing.

Homeowner expressed concerns about children in the neighborhood. Children have been seen playing on new trees and throwing rocks into ponds. Unfortunately, these are costly replacements. If you see concerns, please contact the management company.

Vent covers for dryer vents are available at Home Depot. The siding trim does not need to be removed. New vents or cages can be added on top of the existing vent opening.

Questions about yard flags were raised. The current acceptable flags are posted on the website under governing rules.

Fence conditions were questioned. Homeowners are responsible for maintaining and repairing fences. It will be addressed in the future by the board in order to determine the best way to replace fences to ensure they are done uniformly throughout the neighborhood. Management company will inquire as to how this can be done by the

association through association attorney. Additionally, the management will begin to look into replacement options and costs.

Treasurer Report

Reserve Balance - \$323,857.94

Architectural and Covenants Committee

No issues or concerns.

Landscape Committee

James River cannot cut due to large amounts of standing water due to heavy rains. They are working to maintain drier areas as best as possible.

Thursday is our scheduled cutting day with Friday as a rain date.

Sprinkler maintenance for the spring is completed.

Pond Committee

No issues or concerns.

Website Committee

Changes from today's meeting will be updated to website.

Pool Committee

No report at this time.

Pool is currently scheduled to open Memorial Day weekend.

Treasurer's Report

Spending is currently on budget for the year

Manager's Report

Management company was unable to attend.

New Business

Back property gate – currently still working with attorney and city to have gate and fence in appropriate location

Front Gate Entrance Sign –

Motion: Acceptance to accept McKown pressure washing to address front neighborhood sign

- motion to accept by Chuck seconded by Brett

Mailbox painting –ask management company to gather correct paint colors to allow homeowners to “touch-up” mailboxes

Gazebo repair/replacement – Gazebo is in need of attention. Management company will inquire as to cost for painting with epoxy paint instead of rebuilding.

Gate camera – Management company is inquiring into placing camera at front gate to monitor vandalism to gates. This has been a reoccurring problem for the neighborhood and a large expense.

Uncollectable debts –

Motion: Acceptance to write off uncollectable debts due to foreclosure as recommended by attorney

- motion to accept by Chuck seconded by Brett

Unfinished Business

Gazebo repair will be discussed at next meeting after additional bids are received.

Executive Session

Meeting adjourned at 7:31 pm.