

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: July 14, 2016 at 6:30

Board Members

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

Absent: Gary Scott

Also present: Jennifer Copeland, Community First Management

Motion: Approval of May 12, 2016 minutes

- motion to accept by Beth and seconded by Brett

Owners Forum

Homeowner expressed concern over miscellaneous pool items. The clock, thermometer, and several umbrellas are broken. Management company will look into replacement of these items.

Homeowner expressed concern over nonresidents using the pool. The pool is only for the residents of the neighborhood and their guests when the resident is in attendance.

Treasurer Report

Reserve Balance - \$330,540.00

Currently on budget for the year

Architectural and Covenants Committee

No report

Landscape Committee

Approximately 100 trees still need to be replaced throughout the neighborhood. This will be a future project hopefully completed by 2019.

The pond growth is being taken care of to ensure an overabundance of weeds do not inhibit the love grass.

Several drainage projects are underway.

Pond Committee

No report

Website Committee

No report

Pool Committee

No report

Managers Report

McKown Power Washing is taking care of the front entrance sign. It has been powered washed and will be painted to improve the overall appearance of the sign.

The fence/walkway into the New Castle neighborhood is still underway with the association attorney. Unfortunately, a projected date to unlock the walkway has not been decided as we are awaiting city approval.

The gazebo project is still being discussed. The management company is still soliciting for bids for repainting/repair of the structure.

As the homeowner fences are starting to rot, the association is looking into replacement options. This is a homeowner responsibility, but the association will be discussing options to ensure uniformity and replacement options.

Recycling was discussed. However, due to the large fee to establish recycling, as well as the large recycling totes, at this time recycling will be tabled.

Due to damage to the entrance gate, security cameras have been examined. The association will continue to look into options for wiring and locations.

New Business

A proposal to remove dead/dying shrubs was submitted by James River was submitted. The board decided this proposal is too expensive, and was rejected. Alternative options that will be more affordable will be examined as there are many bushes that need replaced.

Towing issues have been shared. The management company is working with the current towing company to resolve the issues. If issues are not resolved, the management company will look into other companies.

Unfinished Business

Executive Session

Meeting adjourned at 7:30 pm.