

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: September 8, 2016

Board Members

Present: Gary Scott, Beth Hendry, Brett Poyner, Chuck Brisbin

Absent: Nicole Keros

Also present: Jennifer Copeland, Community First Management

Minutes: Approval of July 14, 2016 minutes

Motion to accept by Chuck, seconded by Brett - approved

Owners Forum

Homeowner asked about window screen replacement and fireplace repair. Jenn will check on companies that can handle these matters and advise homeowner. Information will be placed on the Association web site.

Homeowner inquired about towing policies and recycling.

Treasurer Report

Reserve Balance - \$341,177.00

Currently on budget for the year

Architectural and Covenants Committee

No report

Landscape Committee

Pre-emergent fertilizer has been applied. The pond landscaping seems to be under control.

Pond Committee

No problems.

Website Committee

Information will be added to the website when received from Jenn.

Pool Committee

Arrangements have been made to keep the pool open through the month of September.

Managers Report

The fence/walkway into the New Castle has been approved by the city. Jenn has scheduled meetings with fence companies to get estimates.

Pool umbrellas and a new clock and thermometer have been procured for the pool area.

A drainage issue on Catworth Drive is being addressed.

Unfinished Business

Brett is scheduled to do a walkthrough of the property on September 9 regarding trees and shrubs that need attention.

Due to damage to the entrance gate, security cameras are being reviewed. The association will continue to look into options for wiring and locations.

Jenn is awaiting one more estimate for repair and painting of the gazebo.

Jenn will get paint color information for mailboxes.

As the homeowner fences are starting to deteriorate, the association is looking into replacement options. The association attorney has advised that this must remain an individual homeowner responsibility. Jenn will prepare specifications to be sent to homeowners to ensure uniformity and replacement options.

New Business

It has been determined that remote control devices for the entrance gate have been discontinued. The manufacturer has a small quantity of alternate remotes that would cost \$55. It was suggested that a second receiver can be installed at a cost of \$442 and remotes for that receiver would be available for about \$20. **A motion was made by Brett to have the second receiver installed and to obtain an inventory of remotes. The motion was seconded by Beth and passed.**

Jenn provided information regarding roof leaks. She will get an estimate for a roofing company to spot check roofs in the neighborhood.

Executive Session

Meeting adjourned at 7:55 pm.