

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: November 10, 2016 at 6:45

Board Members

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

Absent: Gary Scott

Also present: Jennifer Copeland, Community First Management

Motion: Approval of September 2016 minutes

- motion to accept by Brett and seconded by Beth

Annual Meeting – No quorum, annual meeting not held

Owners Forum

Resident asking that garbage collection company please be respectful of trash can placement so cans are not left in the middle of driveways. Management company will forward concerns to trash company. Residents are asked to contact management company if any reoccurring issues continue to occur (placement of cans, lids open, etc.)

Resident inquired as to condition of landscaping. Landscaping chairperson updated as to the plan for the upcoming budgeted year is to tackle items of the highest priority while staying within budget. It is hopeful that additional improvements will be made during the spring. Additionally, other residents asked if considerations would be made for driveway shrubbery in the future to remain on the smaller size. Residents are asked to take pictures and send to Jennifer areas of concern so they can be sent directly to the landscapers.

Resident continues to share concerns about speeding through neighborhood. Many children are playing and this is a concern for their safety.

Resident asked about holiday decorations – please refer to the rules listed on the website. The board welcomes suggestions to rule changes for future.

Resident asked about safety of neighborhood with gate openings. Gate is open to accommodate students **departing and arriving on** school busses.

Residents asked about walking path into New Castle. This has been an ongoing issue with the neighborhood and the city. Due to a failed contractor and delays with materials, installation should now be completed by December. It will have a push button access code for easy access for all residents. More information will be forthcoming.

Resident asked about darkness of neighborhood. Lights were installed during the construction and we did not make any adjustments. Management company will look into costs associated with adding additional street lights.

Concerns over towing company were discussed. The resident was treated poorly and was not serviced as expected. Management is asking for resident to write a summary of situation so that Board can make appropriate decisions and actions

Concerns for children's safety was addressed. Many residents are concerned about the safety of unattended children by the pond and in the dark. Residents are asked if the welfare of a child is concerned, please call the non-emergency VB police number.

Treasurer Report

Reserve Balance - \$353,767

Architectural and Covenants Committee

No report.

Landscape Committee

Leaf removal is in process. Small pruning is also being done. One more cut before the winter will be done.

Pond Committee

No report.

Website Committee

Board is discussing options for the maintenance of the website.

Pool Committee

No report.

Managers Report

Hercules Fencing is working to finish/correct the fence into New Castle to allow walking access out of our neighborhood. The fencing project should be completed by December and codes for access will be shared with residents shortly after.

McKown Pressure Washing began working on the gazebo. They found it was in poor condition and would not be able to finish the work. The Board of Directors will be looking into options for the gazebo.

Privacy fencing options are being examined for those needing replaced. Bids are being collected to offer homeowners options for a consistent replacement at the owner's expense.

Water cut-off proposals have been shared. Currently water cut-off are experiencing issues and many valves are needing replaced. Bids have been collected to determine the location of the water shut off for the neighborhoods.

Entrance gate now has an additional antenna for new gate remotes due to discontinuation of old remotes. The remotes are \$19 and can be purchased from the management company

(payable by check or money order).

A tarp was purchased to cover the pool chairs.

Drainage issues are being investigated by landscapers and a proposal for correction is forthcoming.

Contractors have shared concerns about several roofing issues at homes with leaks. Bids have been proposed and will be discussed in executive session. CTC has come to recheck boot collars and they assure us that if any future leaks due to boot collars arise, they will correct.

Bay Disposal trash collection contract is up for renewal. Other bids have been collected and will be discussed in executive session.

2017 Proposed Budget was sent to all homeowners and will be discussed in executive session.

Audit was completed and will be discussed in executive session.

Unfinished Business

Gazebo – It is currently in poor repair. Bids for fixing current damage have been collected and shared with homeowners. Community input was gathered and residents in attendance agreed that the cost for fixing and future maintenance is not worth the cost to the community. Current proposal is for removal of the gazebo but will wait until the new year to allow other residents an opportunity for discussion as well as to gather additional bids for the removal of the structure

Water Cut-Offs – Due to the large cost of finding the cut-offs to the neighborhood, this item will be tabled until a future need arises. If a unit needs the main water cut off, at this time, the entire neighborhood will need to be shut off due to Dragas' lack of **identifying** specific neighborhood shut-off locations.

New Business

Bay Disposal Trash Contract

- Motion to accept with suggested changes proposed by Brett, seconded by Beth
- Approved

2017 Budget

- Motion to accept proposed by Brett, seconded by Chuck
- Approved

IRS Resolution

- Motion to approve by Brett, seconded by Beth

- Approved

2015 Audit was provided for board review

Privacy Fences

- All current bids for fencing options have been rejected as the costs for replacing fencing with something other than the current wood is too costly to individual residents
- Residents are responsible for their own fencing and must maintain the fences according the Condo documents and guidelines

Neighborhood Towing

- Due to difficulties and unprofessional behavior, the board is scheduling an interview with a new towing company to continue to ensure the accessibility of our streets – see rules and regulations in regards to acceptable street and clubhouse
- parking and towing

Meeting adjourned at 7:45 pm.

Executive Session - Executive session adjourned t 8:25.