

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

**DATE: March 9, 2017 at 6:30**

### **Board Members**

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

Absent: Gary Scott and Brett Poyner

**Also present:** Jennifer Copeland, Community First Management

**Motion:** Approval of January 2016 minutes

- motion to accept by Beth and seconded by Chuck

### **Owner's Forum**

Suggestion to replace the gazebo with a playground was shared. It was asked if the costs could be examined. The management company will look into costs for playgrounds as well as changes.

Condition of lawns was questioned. Information about the lawn care process was shared. The management company will also look into status of seeding and aeration.

Resident inquired about the reserve budget. Management company will send a copy to any homeowners requesting

Resident inquired about FHA certification. Currently we buyers with an FHA loan cannot purchase in our neighborhood. The cost is \$2000 to \$3000 to recertify. In addition, we do not have a rental cap. The board is happy to look into the rental cap again as it has been several years since it was shared with the neighborhood. The information will be sent to the management company to share to the community and try to pass the rental cap.

Concerns for replacement of patio doors have been a concern. Due to how they are manufactured, the entire 3-piece door would need to be replaced. Alternate options were shared. The board suggested that the other options be shared with management for a discussion and approval.

Nutria have been seen again at the pool. The management company will be in contact with landscaping to set traps and check the condition of the rip rap and the erosion that is occurring.

### **Treasurer Report**

Reserve Balance - \$373,330.95

### **Architectural and Covenants Committee**

No report.

### **Landscape Committee**

Committee is in the process of meeting with landscaper to create a plan to replace the

gazebo.

### **Pond Committee**

No report.

### **Website Committee**

### **Pool Committee**

No report.

### **Managers Report**

The fencing for the back woods have been completed. The lock for the gate will be replaced as it was broken upon installation.

The fencing project will continue through the front of the neighborhood starting mid-March.

The lawn contract is up for renewal for board approval.

Information for rescreening of window screens have been researched. Taylor's Do It Yourself Center in Kempsville will rescreen. The information is posted on the website for residents.

Several homes are in the middle of roof and skylight repairs. All is going as scheduled.

Forrest Exterminating has been contacted to allow for residents' schedules. They can unfortunately not do weekend hours, but will offer hours starting at 7:30 to help accommodate working schedules.

### **Unfinished Business**

The gazebo has been discussed in several prior meetings. At this point in time, the residents will be notified about the plans for tearing down the gazebo.

### **New Business**

Landscaping Contract – Suggested to make changes to ensure bush trimming is adequately addressed before approval.

**Meeting adjourned at 7:24 pm.**

### **Executive Session**