

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

**DATE: July 13, 2017 at 6:30**

### **Board Members**

Present: Chuck Brisbin & Nicole Keros

Absent: Beth Hendry, Gary Scott and Brett Poyner

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

**Meeting Called to Order at 6:30**

**Due to No Quorum, an official meeting could not be held.**

**Minutes will be taken and ratified by email.**

**Motion:** Approval of May 11, 2017 minutes

**Motion to accept by Chuck with name change corrections, seconded by Brett.**

### **Owner's Forum**

Unit owner is concerned about condition of common space outside of home due to perceived dog urine and/or feces. Have asked residents to walk animals in various locations throughout the neighborhood instead of the common space outside of her home. Residents are reminded to be courteous to neighbors and pick up animal waste. **All pet owners are being asked to specifically keep pets away from any common space in the neighborhood that has damaged grass in order to help quicken the regrowth and revitalization process.**

Unit owner is concerned about homeowners putting down additional fertilizer and the concern that it has on the lawn as well as to residents' pets. Residents are being asked to notify the management company if residents notice violations of this nature. Per neighborhood guidelines, homeowners may not treat any common ground with any type of treatments!

Unit owners inquired about size of dogs and pet requirements. The management company has reminded all owners that all pets need to be registered according to the community rules.

Unit owner inquired about damage from tornado. Homeowners were assessed for any damage that was not covered by the community. All roof damage (shingles and sky lights) were covered by the association.

Unit owner inquired about current master insurance policy. Homeowner is concerned about the policy and what it covers. The management company will have the insurance company create a summary of what our insurance covers in more understandable terms to clearly identify what is and is not covered by the policy.

Unit owner inquired about lapse in insurance. Cromwell Park has never been out of

compliance or lapse in insurance.

Unit owner inquired about garbage collection. Garbage collection is not picking up anything outside of the cans due to the new mechanical trucks. Residents are asked that all trash that needs picked up be placed in the can. You can also call in for a special pick-up at your own cost. Residents are reminded that any special pick-up collections should be arranged prior to placing items in the street.

Unit owner inquired about fencing. All guidelines for replacement fencing are within the condo association rules including paint colors.

Unit owner inquired about mailboxes. Homeowners can paint mailboxes if necessary. The paint formula will be updated to the website.

Unit owner shared that Dominion Power has a plan that covers hot water tanks, plumbing, etc, to cover replacements and maintenance. This is being shared as a neighbor courtesy and is in no way being endorsed by the association or management company.

Unit owner inquired about the swimming pool regulations. Currently the age requirement is 16 to be unaccompanied. Toys and inflatable are not permitted per association guidelines. Concerns about pool decorum and behavior can be sent to the management company.

Unit owner inquired about the rental cap concerns. The management company is currently working on documentation to attempt to get a rental cap.

Unit owner inquired about bushes. Any dead bushes should be reported to the management company to be addressed by the landscape committee.

### **Treasurer Report**

Reserve Balance - \$365,598.89

### **Architectural and Covenants Committee**

No report

### **Landscape Committee**

James River will be aerating and seeding the neighborhood in the fall. This should take care of many of the bare spots in the neighborhood. If this does not resolve the problems, James River will target trouble spots in the spring.

James River has suggested an application for treatment for weed control within the lawns. A proposal has been sent to the board.

### **Pond Committee**

A treatment was just applied to the pond. At the New Castle end of the pond it is very shallow. Depth will be watched to determine if dredging is needed. It has been 8 years since a depth study has been done on the ponds. It is suggested that the pond be evaluated.

It is suggested that a motion be made to pursue getting quotes for an updated study to be conducted before the end of the third quarter this year.

**Website Committee**

No report

**Pool Committee**

No report

**Managers Report**

The association is due for a reserve study. Proposals have been submitted to the board for review and approval.

**Unfinished Business**

No unfinished business discussed

**New Business**

The Reserve Study proposal submitted by Miller Dodson was presented along with 2 other quotes. All three estimates were considered.

**A motion to select Miller Dodson was made by Gary and seconded by Chuck.**

**Approved.**

As a depth study has not been conducted and there is visible concern for the pond, it is recommended to begin pursuing quotes for cost of the study.

**A motion to begin collecting bids was made by Gary and seconded by Chuck.**

**Approved.**

James River has suggested a lawn application to treat lawns for specific weeds.

**A motion to treat the lawns was made by Brett and Chuck.**

**Approved.**

**No Executive Session  
Meeting Adjourned at 7:32.**