

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: September 14, 2017

Board Members

Present: Beth Hendry, Brett Poyner, Chuck Brisbin

Absent: Gary Scott, Nicole Keros

Also present: Jennifer Copeland, Community First Management

Minutes: Approval of May 11 and July 13, 2016 minutes

Motion to accept by Brett, seconded by Beth - approved

Owners Forum

Homeowner advised of a roof problem. Jenn will have the issue addressed.

Homeowner advised that air conditioning went on unexpectedly after a recent power outage and asked if it might have been caused by a power surge. Jenn advised she had contacted Virginia Energy who said they should be contacted by anyone suspecting damage from a possible power surge and they will investigate and reimbursed for any damage found to be caused by a surge.

Treasurer Report

Reserve Balance - \$379,893

Slightly over budget at this point.

Architectural and Covenants Committee

No report

Landscape Committee

Aeration and seeding are scheduled for the end of September. Bare sections will be monitored and addressed. Trees will be up pruned in late Fall.

Pond Committee

The board will review bids received for a pond depth study.

Managers Report

A proposal was received for pool maintenance for the upcoming year with no price increase.

BB&T will be drafting an explanation of the master insurance policy coverage and what additional coverage individual homeowners should consider.

Unfinished Business

None.

New Business

A motion was made by Brett to accept the pool maintenance proposal. Seconded by Beth and approved.

The recent Reserve Study recommended sealing asphalt cracks and repointing the masonry entrance. Jenn will get bids for both of these projects.

Executive Session

The board went into executive session at 6:55 pm and returned to normal session at 7:15 pm.

The pond depth study will be tabled.

Meeting adjourned at 7:20 pm.