

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: November 9, 2017 at 6:45

Board Members

Present: Beth White, Charles Brisbin (Chuck), Nicole Keros, Brett Poyner

Absent: Gary Scott

Also present: Jennifer Copeland, Community First Management

Annual Meeting – No quorum, annual meeting not held

Owners Forum

Community members have shared that there is a concern for the difficulty to change the quorum resulting in the ability to change bylaws. Residents were referred to their governing documents for additional details in regards to quorum requirements and voting guidelines.

Community member shared that there is concern for the maintenance of the neighborhood due to lack of resident compliance. Board shared that the best way to handle these concerns is to report them to the management company so appropriate actions can be taken.

Community member shared concern that complaints are being submitted but not addressed by the management company. Management company ensures that all correspondences that are received are acknowledged. Actions taken cannot be shared with individual homeowners but a receipt of the concern will be made.

Community member shared concern for darkness on streets. Management company will look into options including solar lighting. Results will be shared with community members.

A status report on the website was suggested for neighbors to be updated on discussions that are occurring during meetings. Additionally, notices will be posted to keep owners informed of changes/updates/notices. Management will contact the website manager to determine what options are available and at what cost.

Budget meetings are being asked to be moved to evening hours in order to accommodate more homeowners. Board will consider this request once the budget process begins again for the next fiscal year.

Community members shared concern over lack of board attendance at meetings. In order to hold a meeting, three members must be present.

Community members shared concern about lack of involvement and opportunities for voice to be heard. All residents are encouraged to contact the management company for interest in participating in committees.

Motion to Approve September 14, 2017 minutes

- Motion by Brett, seconded by Beth.

Treasurer Report

Reserve Balance - \$393,826.37 including operating reserves

Architectural and Covenants Committee

No report.

Landscape Committee

- Community has been evaluated for bush replacement and tree replacement. It has been noticed that many crepe myrtle trees need to be up-pruned to prevent damage to homes and fences.
- Neighborhood has been aerated and seeded.

Pond Committee

- The cost of doing a depth reserve study will be considered for the 2019 budget.

Website Committee

No report.

Pool Committee

No report.

Manager's Report

- Budget information including the proposed budget was sent to all homeowners according to association guidelines and bylaws.
- Additional coverage for bonding of Board members is being recommended.
- The audit has been completed and revisions have been submitted to the auditing company.
- Estimates to fill street cracks have been provided to the Board for review.
- BB&T is working on a memo to add to the Cromwell website to explain the master insurance policy coverages. Management company will continue to follow up to ensure follow through.
- AMB Masonry reviewed brick damage to the entrance. Additional quotes will be solicited.

Unfinished Business

- Audit revisions will be provided to the board for consideration.

2018 budget

- Motion to approve by Brett, seconded by Beth
- Approved

New Business

Fidelity Coverage

- Motion to approve by Brett, seconded by Nicole
- Approved

IRS Resolution

- Motion to approve by Brett, seconded by Beth
- Approved

Board went into Executive Session at 8:12 pm.

Executive session adjourned t 8:25.

Meeting adjourned at 8:30 pm.