

APPROVED

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

DATE: January 11, 2018 at 6:30

Board Members

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

Absent: Gary Scott, Brett Poyner

Also present: Jennifer Copeland, Community First Management

Motion: Approval of November 2017 minutes

- motion to accept by Beth and seconded by Nicole - approved

Owners Forum

Resident concerned that there is a continuing issue with dog feces being left throughout the neighborhood as well as unleashed animals. The community is reminded that dogs are to be leashed at all times and cannot be left unattended on patios. Additionally, residents are mandated to appropriately clean up after animals at all times.

Resident asked about the option to gather bids for snow removal throughout the neighborhood during heavy snowfall. The management company stated bids have been previously looked at and the cost is not within budget nor is there space throughout the neighborhood to dispose of plowed snow.

Treasurer Report

Reserve Balance - \$403,838.40 including operating reserves

Architectural and Covenants Committee

No report.

Landscape Committee

A proposal from James River for tree and shrub replacement has been submitted for Board approval.

The neighborhood will have biweekly visiting to work on winter projects. This includes the removal and replacement of trees, replacement of shrubs, and pruning of crepe myrtle trees.

Pond Committee

No report.

Website Committee

All revisions that have been suggested have been completed with the exception of the "update" section. The management company suggests that homeowners directly contact the community manager with concerns and questions so that they may be appropriately handled and documented.

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4/11/18

Pool Committee

No report.

Managers Report

BB&T is still working on a memo to add to the website explaining master policy coverages vs. what owners need covered by personal policies. Though this has been an ongoing request, the management company is suggesting owners contact Betty Curtis with BB&T directly at 804.678.5031 or bcurtis@bbandt.com.

Quotes will be gathered in regards to filling cracks in the streets once spring time arrives and higher temperatures are consistent.

Damages around the masonry at the front of the neighborhood have been reviewed and quotes have been gathered for Board review.

An Assistance Animal Resolution was provided to the Board by the association law firm and is being suggested for review and adoption.

Unfinished Business

Assistance Animal Resolution provided by association law firm

- motion to accept Beth White, seconded Nicole Keros – approved

James River Tree and Shrub Removal and Replacement

- Previously motioned via email to accept: Chuck Brisbin, seconded by Beth White - approved

New Business

Rules Review

- A rules review will be discussed at future meetings. If any homeowners have suggestions for rule expansions and/or revisions, please email the management company with suggested changes and wording.

Meeting adjourned at 7:08pm.

No Executive Session Held

UNANIMOUSLY APPROVED 5/10/18

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Nicole Keros
4/9/18