

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: May 10, 2018 at 6:30

Board Members

Present: Charles Brisbin (Chuck), Nicole Keros, Beth White, Brett Poyner, Gary Scott (via phone)

Also present: Brian Reese, Community First Management and Jeanne Lauer, Inman and Strickler Law Firm

Motion: Approval of January 2017 minutes

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

Owners Forum

There is paint for mailboxes available. It is being passed throughout the neighborhood. If you need mailbox paint, please contact the management company.

Mailboxes that do not have magnets need to be replaced. The company "Earth Magnet" has been shared as a resource for purchasing replacements.

Fences are in need of staining. A letter/email will be forthcoming with details.

Several concerns have been presented in regard to pets within the neighborhood. Residents have shared concerns about dogs being walked uncomfortably close to their walkways, doors, and windows, as well as flashlights being shined into residences while dogs are walked at night. Additionally, it was noted that dogs are being allowed to urinate and defecate repeatedly in these areas which are a nuisance to homeowners. Other owners shared concerns about the pet letter that has been mailed in March. Multiple owners shared concerns that it is unhealthy for animals to walk in the roadways and to defecate on the streets. Owners additionally have shared continued reservations about the proposed suggestions within the letter. Attendees have voiced that the proposed limitations are not accessible to pet owners and are too limiting. The board will consider the feedback provided by all residents.

Resident shared concerns about the collection of monthly condo fees. The fee can be dropped off at any BB&T or set up electronically for automatic debit.

Resident shared concern that homeowners need to be made aware of management changes. Emails are being sent and are not receiving responses. The management company will provide new contact information via the website.

Resident has asked for removal of a dead bush. Landscaping will be removing dead bushes as scheduled per the landscaping contract.

Resident inquired about the sprinkler system. Landscaping committee will contact landscapers to check for working condition of the system and have it turned on. Concerns for the grass on Salem Road was questioned due to the new construction. Committee will ensure sprinklers are in working order.

Treasurer Report

Reserve Balance - \$422,607.00 including operating reserves

Architectural and Covenants Committee

Two requests have been submitted. Both have been recommended for approval.

Landscape Committee

Twenty nine crepe myrtles were planted and twenty six trees have died. The dead trees will be replaced and will have a gator bags to provide water as temperatures increase.

The missing tree on Dam Neck Road has been replaced and is healthy.

A broad leaf treatment will be applied to the banks of the pond in order to control weeds.

Fertilizer and preemergent has been applied and a second application is forthcoming by the end of the month.

Plans for the fall include aeration, seeding, and lime application.

As warmer weather arrives, please water common area grass in dry conditions in the early morning or in the evening. Watering during the day and in high heat can be damaging to the turf.

Pond Committee

A recent replacement for the pump within the pond was completed.
No other changes.

Website Committee

No report.

Pool Committee

No report. We are currently looking for a representative to serve as the pool committee chairperson.

Managers Report

Brick columns have been damaged at the entrance at the gates. Quotes have been requested for repairs.

Three electricians have provided quotes for additional street lights and recommendations will be shared. Solar options are still in the process as companies have not provided quotes.

Branch Industries have provided a quote for crack fills within the neighborhood streets.

The pool is on schedule to be opened for the Friday of Memorial Day weekend. Pool entry cards are available through the management company.

Gate system is continued to be monitored by the management company.

Assessment statements continue to be sent for delinquent accounts.

Unfinished Business

Street light bids have been solicited. All three bids have suggested contacting Dominion for a better rate.

- Dominion will be providing an estimate that is forthcoming.

Street crack fill proposals have been solicited and will be presented to the board for approval.

Open session adjourned at 7:25pm.

**Executive Session began at 7:35 pm.
Executive Session adjourned at 8:10.**

New Business

Approval of Branch Industries quote for street crack filling

- Motion to approve by Brett, seconded by Beth – motion approved

Dog rule revision

- Motion to approve revisions to pet rules in consultation with attorney by Brett, seconded by Beth, vote 4:1 – motion approved

Meeting adjourned at 8:15