

CROMWELL PARK AT SALEM BOARD OF DIRECTORS MEETING

DATE: July 12, 2018 at 6:30

Board Members

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

Absent: Beth White

Also present: Brian Reese, Community First Management and Melanie Davis, Community First Management: Property Manager

Owners Forum

Resident shared Elbow Road expansion plans. Plans include three phases with our neighborhood being involved with phases two and three. Residents effected by the project will receive notification from the city about the potential for noise barriers to be built along Dam Neck Road.

The code for the back gate was shared with residents; it has not changed. If you need the code again, please contact the management company. It will not be posted to meeting minutes or to the website for security purposes.

Resident shared concern for tree encroaching on their home. Landscape committee will address the concern.

Resident shared concern for delay in return of emails by the management company. A change in property managers has occurred. Management company has shared that the policy is approximately 24 business hours for a return email/call.

Resident shared concern for ice cream truck driving through the neighborhood. We are a 'non-soliciting' neighborhood. Please report any solicitors to the non-emergency police number or speak with them personally if you feel comfortable.

Request for "Nest Doorbells" should be directed through the management company for consideration by the architectural committee.

Trash cans are still being left by the trash company in areas that limit access to driveways. Management company will contact the trash company to address this concern again. Residents are reminded that all trash must be placed inside of trash receptacles and trash bins should be placed at the curb of each unit's driveway for collection.

The request for a resident directory was shared. Residents would like to have access to contact information for neighborhoods. Management company will work with social committee to examine potential options.

The condition of the clubhouse was questioned. It is being noted that improvements need

to made both to the interior and exterior as well as the pool area. The management company will survey the clubhouse and provide a list of improvements needed to the board for consideration. Landscape committee will inquire about empty planters. Pool umbrellas are currently being purchased. Residents are reminded to put down pool umbrellas when not in use.

Resident inquired about presence of Board President at meetings. A quorum of board members is necessary to hold meetings with or without the president in attendance. The President has been in attendance via telephone on occasion.

Rental cap flyer was questioned. It was shared that with condo associations having a high rental capacity limits can be made by future financing companies. It has been advised by the community law firm to attempt to set a rental cap to protect the future investments of current owners.

Resident questioned pet policy about visiting pets. In emergency situations, it is permissible for approval to be sought after the situation has occurred.

Approval of May 2018 minutes

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

Treasurer Report

Reserve Balance - \$432,768.00 including operating reserves

Architectural and Covenants Committee

No report

Landscape Committee

All crepe myrtles have been replaced. Up-pruning will begin on trees throughout the neighborhood.

A recent treatment was applied to lawns in order to control unwanted grass and weeds. Aeration, seeding, and lime will be applied in the upcoming months.

Residents are encouraged to water their lawns during long periods of dry weather. Additionally, residents are reminded that no lawn treatments can be applied by residents to common areas.

Pond Committee

A recent treatment to the pond was applied.

No other changes.

Website Committee

It was requested that the website committee update the page with the insurance policy again.

Pool Committee

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

Residents are reminded to close umbrellas after usage and close any unattended umbrellas when visiting the pool area.

Social Committee

A social committee has been created by residents. If you are interested in participating, please let the management company know and it will be forwarded to the head of the committee.

Activities and events will be forthcoming.

Manager's Report

Rental cap collections are currently: 65 yes, 21 no. Eighty-nine 'yes' votes are need to be collected for the amendment to pass.

Melanie Davis is the new property manager. Her contact information is updated to the website and in the clubhouse showcase.

Unfinished Business

Requests for replacement lighting has been solicited from Dominion. They have not yet responded, but the management company is still attempting to get quotes and is looking into other contacts for options.

Rental cap flyers are still being collected. Additional flyers are being mailed and emails are being sent for those that have not yet been returned. Please contact the management company for additional questions or to receive a new form.

New Business

No new business.

No Executive Session

Meeting adjourned at 7:25

