

= APPROVED =

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

DATE: January 10, 2019 at 6:30

Board Members

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

Absent: Gary Scott

Also present: Brian Reese and Bob McKinley, Community First Management

Owners Forum

Management company provided updated information on current situation with property manager. The last property manager resigned and they are in the process of hiring a replacement. This should occur by the end of February.

A reminder about outdoor water spigots was given. As temperatures drop, please take appropriate measures to protect your pipes from breakage. Additionally, interior valves should be shut off and on at least twice a year for maintenance purposes.

A homeowner asked about the current status of the surveys/plats in regards to neighborhood water shut-offs. With the transition to the new property manager, the status of this request is still in effect. Once the information has been secured, the information will be shared with homeowners.

Concerns for the nutria and condition of the lake was questioned. The landscaper will be contacted to evaluate any potential problems and/or resolutions needed.

The front entrance aesthetics was questioned. Quotes will be gathered for power washing of the brick.

Residents are encouraged to allow Forrest Exterminating to enter homes for annual termite checks. The annual termite check is paid for by association fees and provide protection in the event that a residence has termites.

Motion

Approval of November 2018 minutes

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

Treasurer Report

Reserve Balance - \$496,776.00 including operating reserves

Architectural and Covenants Committee

No report.

Landscape Committee

Last tree removal is forthcoming. All remaining trees along the street curbs will be removed during the dates of January 16-18 and crepe myrtles will be replaced during the

dates of January 21-23. These dates are projections and may be subject to change due to weather and/or scope of the project.

Upon completion of the street tree project, the neighborhood will be evaluated for additional concerns for sizes of crepe myrtles that are planted close to homes. The neighborhood has seen sidewalk, street, pipes, and other homeowner damage due to the close proximity to homes.

An additional leaf clean-up is still pending. This will occur once landscaping company feels the majority of leaves have fallen.

Pond Committee

No report.

Social Committee

The Christmas event was successful.

The next event is at the end of the month. February 9th and February 27 events are planned. Anyone interested in participating can check the website for event details as well as email acgodette@gmail.com.

Website Committee

With the website being managed by an independent contractor, there is not a current website committee.

The website will be checked by management for up to date information.

Pool Committee

No report.

Managers Report

The fire hydrants have recently been painted and tested. The appropriate paperwork has been filed with the city as this has not occurred since the initial building of the community. All hydrants within the community are now compliant.

Street lights are currently all in operating order. Bids for additional lighting is continuing.

Termite reports indicate there are homes with activity. Homeowners will be notified if their homes have been identified.

Speed bumps have started to degrade. Their condition warrants discussion for future plans for upkeep/replacement/removal.

A homeowner potential trip hazard due to sidewalks condition has been presented. The management company will be doing a neighborhood inspection and then looking into options for correction. The settling and/or lifting of cement is occurring which is

dangerous to homeowners and visitors to the community.

An updated towing log and violation log will be provided to the board. Due to the transition between property managers, the log has not been provided.

Rental cap ballots are still available for completion. Residents are encouraged to complete their ballot and return it as soon as possible. The rental cap allows for additional mortgaging options for future sale of units. Currently, without a rental cap, several types of home loans are not approved for purchase within Cromwell Park which limits buyers of selling units.

Unfinished Business

The status of the pond walkway will be re-evaluated with the landscaping company in the spring. This is concerning the walkway the ends prematurely at the north end of the neighborhood. This will be done in conjunction with the evaluation of the condition of the pond due to potential nutria activity.

New Business

No new business.

Meeting adjourned at 7:30 pm.

No Executive Session Held

Unanimously Approved 3/24/19