

Crescent Spring Board Meeting Minutes
April 23, 2015

Board Members Present: David Breckenridge, Mary Fletcher,
Mary Jo Jones and Todd Perkins

Mulloy Properties: Beth Holt

Owners Present: Nelda Miles

Meeting called to order at 6:30 p.m. Last month's minutes approved.

Street Lights at end of CS Dr.: To be repaired week of April 27th.

Water Bill: Additional bill received from Louisville Water Company, for area previously overlooked by the company.

Bickel Fence: Motion made to repair existing chain link fence, but did not pass.

Drainage Leading to Park: Lawn care company will be notified to see how mowers can be moved to the park to get this grass mowed.

Lawn Care: David will be sending notice to contractor about areas that have been missed and clippings that remain.

Financials: Bills paid. Variances discussed.

Long Term Maintenance Report: Todd Perkins has taken 575 photos and documented siding and roofing needs in detail. He has met with several contractors to obtain pricing for most serious repair needs. All bids not in yet. As soon as bids are received, the board will meet to issue work orders as the current budget allows.

Building 10 is the only building that has been completely restored with improved siding product. In addition, some sides of buildings have been restored. Funding was discussed in detail, to more aggressively

address needs.

Pool Deck Removal on Ledgeview Court: This entrance to the pool is rarely used. Removal of a section of the decking was discussed with bid obtained. Price to clean and stain being obtained to compare to removal price.

Pool Cleaning, Chair Cleaning and Pool Opening Date: Pool is being cleaned and refilled after recent park flood. Chairs being cleaned and repaired as needed. Opening date to be issued in May, after all is completed.

Deck Cleaning and Staining: Decks are cleaned and stained on a rotating basis. Prices being obtained for pool decking and decks not cleaned and stained last year.

Pool Rules: To be reviewed and updated if needed.

Gutter for Building 13: Work Order to be issued to replace gutter on back of this building.

Door Painting: New contractor being obtained to paint doors from last fall's list. Those to be painted are building 1, 4, 7 and unit 304.

GRILLS: JUST A REMINDER THAT THERE IS A STATE LAW REQUIRING ANY GRILL WITH AN OPEN FLAME , GAS OR CHARCOAL, CANNOT BE USED, STORED , OR MAINTAINED 10 FEET FROM A COMBUSTIBLE SURFACE IN A MULTI FAMILY DWELLING.

Next Meeting: Thursday, May 28, 2015. This meeting will be a working meeting for just board members and property management.

Thank you for your patience as we move toward an aggressive plan for restoration!