

Crescent Spring Board Meeting
June 25, 2015

Board Members Present: David Breckenridge, Mary Fletcher,
Todd Perkins

Mulloy Properties: Beth Holt

Owners Present: Arlene Meredith, Joseph and Laura Nett

Meeting called to order: 6:30 p.m.

Two Motions Made in June:

Motion made and passed to designate a parking area for motorcycles.

This is in regards to Regime Rule 21. The designated area is across the street from building 8, nearest the Ledgeview Park marker on the corner. (June 7, 2015)

On June 1, 2015, a motion was made and passed to allow an owner's recycling bin to be placed in the trash corral near the dumpster on the corner of CS and Ledgeview Park, on a trial basis. The owner's bin was not intended for the entire community to use, as it turns out, so the bin has been relocated to a shed, as it is personal property.

Door Painting: These buildings are being scheduled for door painting this summer: 1, 4 and 7. plus 3 additional doors, to give us a total of 20 doors. This will give us better pricing. You will be contacted as the time nears, for the painting to begin.

Financials: Receivables were reviewed. Only two owners behind with fees at this time. One is consistently removing debt and the other will be contacted.

Windows: Article v, Section 3(d) of our bylaws states: Every unit owner and occupant shall at all times keep his unit and any limited common elements appurtenant thereto (including all windows) in a strictly clean and sanitary condition.....

This means any disheveled window treatments need to be removed, windows kept clean and replaced if the seal is broken and they become foggy. Window replacement information is on our website.

Deck Power Washing and Staining: These buildings are scheduled for this summer: Buildings 1, 2, 11, 12 and the back of 15. You will be contacted as the time approaches to begin.

Pool Information: The pool gate **MUST BE KEPT LOCKED AT ALL TIMES**. Be sure to pull it tight as you enter or exit. The Health Dept makes random visits and will close the pool if gate is not locked. The pool restroom is in the small building between units 510-512. Your pool key will unlock the door. Most of the time, it is unlocked.

Owner Concerns at this Meeting:

Debris falling from deck above: Notice will be sent to second floor owner.

Lawn Care Issues: Vendor to be notified of concerns behind Bldgs 1, 2.

Handicap Sign: Motion made, seconded and passed to install a sign for unit 313.

FHA Approval: Yes, we are FHA approved.

Large Trash Pile at Front Entrance: Owner called the city and was told removal has been delayed.

Siding Repairs: Start dates for the right sides of Bldgs 13 and 14 will be mid July.

A very detailed listing of severest siding issues was presented by Todd. Motion made, seconded and approved to accept bids to repair PORTIONS of these Bldgs.: 3, 6, 7 and 8. Funding is critical to move forward with more restoration. To be discussed more fully at next mtg.

Lawn Care: We are using the same lawn care company as last year, but a new owner, new crew and differing expectations. We continue to monitor their work.

Roofing and Gutters: Both of these were discussed and will be addressed as needed.

Thank you to: James Fruit Market on Frankfort Ave. for discounted flowers for the front entrance. Susan (363) for help moving pool furniture to upper

deck. Matt (314) and Crystal (606) for help distributing May minutes.
Steve (415) for help watering the pool flowers. THANK YOU!!! 🌺