

Crescent Spring Board Meeting
July 28, 2016

Board Members Present: David Breckenridge, Mary Fletcher,
Mary Jo Jones and Todd Perkins
Mulloy Properties: Beth Holt
Owner Present: Nelda Miles

Meeting called to order at 6:35 p.m.

Financials: Checks signed. Budget discussed, as we approach end of CS fiscal year (end of Sept.).

Restoration of Building Siding: Todd presented an extensive report of siding restoration and repair needs. Phase One has begun for this summer, starting with most severe and/or deteriorated areas.

Phase Two projects were discussed, with accompanying photos, showing deterioration. With Phase Two, many small repair needs have been documented, as well. Bids for all restoration and repair needs have been received for this phase, after Todd met with contractors to establish pricing.

Motion made, seconded and approved to accept Phase Two siding projects and small repairs. As contractors near start of these projects, signs will be posted on message boards and e-mail so residents can prepare for work that may affect their building.

Tracking System: We have tried several methods of tracking owner requests and/or issues over the past three years. Beth will be working with us in August to refine and improve methods.

Annual Meeting: To be held the last Monday of September, on the 26th, with site to be announced as soon as it is secured.

Budget Preparation for 2016-2017: Board will have an additional meeting in August to prepare this budget. Needs List was discussed.

Pool: New chlorine tank has been installed. Old tank was leaking and will be removed by vendor.

Garbage Corral Repairs and Latches: A few repaired by Mulloy at no charge! Thanks, Beth! Pricing to be obtained for other repairs and latches.

Dryer Vents: Cleaning of dryer vents is not in the current budget for this fiscal year. Keep in mind, if your dryer is not operating effectively, there are companies that provide this service.

Owner Concerns: 1. Use of large mower in small area, displacing and breaking some wall stones, to be addressed with lawn care company.

2. There has been a white vehicle parking along Bickel near CS fence at random times. The man inside has been seen doing suspicious activity.

****If you observe this, please call the police and do not approach him.****

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. That means that there should be no grills on decks, or in sheds. This is for everyone's safety.

Thank You's: Alex M., for helping Mary Jo with pool chair cleaning and planting pool flowers.

Greg A. and Sarah W., for cleaning garbage corrals nearest their units.

Rodger T., and Lou Ann Q., for doing daily pool readings.

Veronica E., for checking pool water level.

Lou Ann Q., for pulling weeds on the volleyball court.

David and Regina B. (former CS residents, visiting), for breaking down and removing large, fallen limb and helping to fix hose near bldg. 14.

Did we miss any other good deeds?

Next meeting: August 25, 2016 for board members to prepare for annual meeting.

Meeting adjourned: 8:50 p.m.

