

Crescent Spring Condominium Board Association Meeting

April 24, 2018 Unit 408, 6pm

Board Members present: Desrie Nisbett, Reggie Garcia, Cassy Lockett, Joe Lockett, David Breckinridge, Brandon Elmes

Mulloy: Angela Martin

Guests: Chell Austin, Mary Fletcher, Mary Jo Jones, Marjean Martin, Leo Facon, Camila Aramburn, Danielle Van Meter

- I. Guest Concerns
 - a. A guest vehicle was hit by a tree about a month ago. There is some confusion as to who needs to follow up on the repair. The last contact was the insurance adjuster was supposed to communicate with the Board/owner. The Board will track down the contact information for the agent/adjuster and try to get the process moving along.
 - b. The triangle near the trash corral has essentially turned into a trash pit (across from 402). It is an eyesore. Similarly, people are not breaking down their boxes in that dumpster. We will add some signs asking the residents to keep the area clean. There is also a dumpster at the end of Ledgeview Park Dr (between building 13 and 14).
 - c. Garden Grant: we didn't get it this year; maybe next year.
 - d. What is the best way to distribute the minutes? There has recently been a delay in the edit/approval process to the minutes. The Board will work to get the minutes approved quicker and sent out to all units. We will also put some hard copies in the drop box.
 - e. Broken trash cans: there are some extra trash cans around that we are circulating. We have asked Metro/our councilman to expedite the replacement of these cans (we were initially told 8 weeks).
 - f. Still working to get a quote on removing the fence around the tennis court.
- II. Financials
 - a. Pool repairs have taken a lot of the budget for the last couple years. Unfortunately, this means that we do not have as much money for other repairs.
- III. Building Repairs
 - a. Chimney stacks: recent quote was around \$600, which is ten-fold that quote from 2008. We will try to find a better quote to go ahead and do all of the chimneys.
 - b. We have currently done a lot of patch work. We are considering replacing an entire building or two. Outside of emergencies, we will focus on replacing the entire buildings. This will be a very long process.
 - c. Landscape walkthrough is planned for after Derby.
 - d. Downspout between 346 and 350 needs to be cleaned out.
 - e. 322 and 324 could possibly have a water main issue. Water is coming out of the ground, we need the water company to come out and determine the source of the leak.
 - f. 514 has a light that needs to be replaced. The fixture and bulb are not expensive.
- IV. Boulder Behind 620
 - a. We are waiting to rent a special tool. Peggy is planning to do this.
- V. Pool Update
 - a. Flower pots are tipped over, picnic tables are in bad shape, etc. We recently had another flood and snow, which has set back the efforts to clean up the pool area. We can't even get a crew down the ramp into the park area.
 - b. We hope that the pool repairs will resume this week, provided the weather allows it. They should be working on the tile.
 - c. Once things have been removed, it should take about 2 weeks replace the lining.
- VI. Violations
 - a. A letter was sent to the owner that you are allowed 2 transportation vehicles. We also let them know that we identified the plate numbers and associated them to that unit. This was sent certified mail. They have 5 (maybe 10) days to respond and 30 days to fix the violation.
 - b. There was a noise complaint about renters in 514. We will be sending a complaint to the owner.