

Crescent Spring Condominium Board Association Meeting

February 27, 2018 Unit 304, 6pm

Meeting called to order at 6:10pm.

Board members present: Desire Nesbit, David Breckenridge, Brandon Elmes. Angela Martin represented Mulloy Properties

Board members absent: Reggie Garcia, Joe and Cassie Lockett

Owners present: Sarah Whittle, Markai Lewis, Chell Austin, Mary Fletcher

- I. Owners' Concerns
 - a. Heat Pumps/AC not operable. Article V Section II—alternative sources of heat. Project Warm is an option for anyone needing assistance.
 - b. Leak is bypassing gutter on 624 and going between wall and it is rotting. Flashing on the roof also needs to be addressed.
 - c. 406 has some shingles fall off; there was previously some leaking signs on the ceiling of that unit.
 - d. Rock has fallen near air conditioning unit on 620. It is large and blocking the drainage ditch. We need to get an expert to look at it to see what the removal options are.
- II. Reported Leaks
 - a. We will double check to see if any repairs were missed/overlooked.
- III. Financials
 - a. We need to increase our reserve to 10% of the budget.
 - b. Initiation fees are still in the checking account. This will be moved into reserves. If possible, we would like to have these fees put into reserve upon receipt.
- IV. Pool Update
 - a. \$6548.52 needs to be moved from checking into the Republic Reserve account (one time transfer). This money is ear-marked to repair the pool lining. This must be replaced in order to open the pool this summer.
 - b. \$1474 of the assessment money needs to be moved into the assessment account. This will be an increase to the line item amount we already have. This will be done until September.
 - c. Due to the flooding, there will be a gigantic mess to clean up. Since we needed to drain it for the repairs anyhow, we would like to combine the flood cleanup with the pool repairs. Will we be OK to leave the mess in the pool for a month?
 - d. The electrical box inside the shed needs to be checked. We don't expect any issues, but it should still be checked.
 - e. The pool furniture will also need to be moved in order to access the pump. Once we get closer to summer, we will need to power wash and sanitize the furniture.

- f. The Chlorine tank is tilted—no longer upright. We will need to straighten it up and make sure it did not crack and leak.
 - g. The drain in front of the pool is clogged.
- V. Flooding update
 - a. The park area in general is very messy.
 - b. It is hard to keep a volleyball court at the end of the lake.
 - c. The tennis court also has issues from flooding. It's worth considering removing it completely. We're not sure what percent of the owners would need to approve the removal. At the very least, we want to get rid of the fence. This removes an eye-sore.
- VI. Tree Work
 - a. This work has been completed and looks great
 - b. There are some invasive bushes that are starting to sprout. At this point, they are small and we should take care of them soon so they don't overgrow.
 - c. There are some down limbs between the 300 and 400 building. This is something that will probably go to a vendor, not a volunteer.
- VII. Stair Repairs
 - a. We are going to move forward on 366 and 369 will have repairs done.
- VIII. Volunteers
 - a. We always need volunteers for pool readings. We received violation letters last year. Anyone willing to volunteer can reach out to a Board Member.
 - b. Landscaping is another big need for volunteers. Flower potting, etc. The Board can contribute some funds to purchasing flowers.
- IX. New Business
 - a. The 5inch drains after the gutters are clogged. We will look at this again for next month's agenda
 - b. Some of the chimneys are in bad shape. We need to look at a specialty vendor for this job. If we are looking at chimneys, it would be a good idea to check the roofs as well.
 - c. Security signs in yards need to be removed. You can put something in the door/window, but not in the yard.
 - i. Open House signs should be placed at the dog station.
 - d. A big section of the carpet on the boardwalk has come undone. We have reglued this several times. This should be done again, but there should also be some staples/mails on the sides. Where the entrance ramp hits the main ramp, we should put a bumper.
 - e. Moles need to be exterminated before they multiply. We will look at some different quotes and processes for removal.
 - f. The parking lot and walking areas have not been addressed in a year or two. We are also due for a new top coat in the parking lot. At the very least, this August we will want to fill in cracks.

- g. This weekend is a large trash pickup. Items should be placed at the front dog station. We will post signs around the complex to let everyone know this service is available.

Meeting ended at 7:42pm