

Crescent Spring Annual Meeting
September 29, 2014

Board Members Present: David Breckenridge, Mary Fletcher,
Andrea Jones. Absent: Mary Jo Jones
Mulloy Properties: Beth Holt

Meeting called to order at 7:04 p.m..

Welcome and Introductions: Board members and Mulloy Properties
representative introduced.

Purpose of Meeting: To review upcoming budget, elect two new board
members and give a report of all activity from Oct, 1, 2013 to the
present.

Year in Review: David gave a presentation of the past year's activities, to

Include:

Landscaping

Tree and shrub removal. Replacement on limited basis.

Pool updates New vendor hired.

Restoration of restroom

Upper deck, bldg 7, replacement and reinforcement

Major deck renovation, bldg 14

Deck repairs, bldg 7

Large scale siding repairs: Buildings 4, 12, 13, 14, 15 and 16

Smaller scale siding repairs: Buildings 8, 9, 11, 12

Gutter replacements: Buildings 8, 15 and 16

Skylights: Two units

Parking lot: Cracks sealed

Painting: Bldg 1, 7 and 8

Drainage: Added screen to park drain

Roof damage: one unit

New system for tracking repair requests

Continued bulletin board and web site maintenance, with addition of

For Rent section

New Dumpster at corner of Ledgeview

Violation Notices: Sent for signs not permitted in Master Deed,
for dog waste issue, and improper installation of gate.

Projects in Progress and/or Bids Accepted for: Painting, bldg 4. Roof for
bldg 4. Deck staining for bldgs 3, 4, 5, 6, 7, 15, front of 16, back of 14,
and rail on unit 429. Dryer vents and chimney inspection and cleaning.

Expense Pie Chart: David explained a pie chart of expenses, to include
building repairs, water, insurance, gutters, capital reserve fund, snow
removal, electrical, trash removal, decks, property manager fee, pest
control, pool, and miscellaneous. Largest expenditure is water.

Budget: Fifteen per cent increase, beginning Oct. 1, 2014. (Same as
Oct. 2012). This is for one year.
Budget line items reviewed,

Election of Two Board Members: Owners in attendance and by proxy:
34.6%. No election held. Please notify Mulloy Properties if interested
in serving.

Owner Questions and Concerns: Chimney inspection, dog waste at front
entrance, more garbage cans made available between bldgs
13 and 14, light at front entrance, wire in front of bldg 8, individual
unit repairs needed and concern for long range planning and capital
reserve increase.

Meeting adjourned at 8:10 p.n. Thanks to all who attended in person and
by proxy!