

Crescent Spring Board Meeting  
March 26, 2015

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

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

Financials: Checks signed. Feb. balance sheet included.

Foreclosure: The foreclosure mentioned in the minutes in 2014 is now completed. Attorney fees and back HOA fees have been collected and paid in full for unit 350.

Violations Recently Issued: Dog owners not using dog walk stations, Christmas tree left on deck and need to remove holiday decor.

Walkway to Pool on Ledgeview Court: Bids being obtained to remove this rarely used entrance.

Minor Bickel Fence Repairs: Price being obtained to repair broken posts.

Downspouts Needed: Two lower roofs are in need of downspouts. Work order to be issued.

Deck Cleaning and Staining: Prices being obtained for pool deck and 7 buildings.

Drainage Issues: Contractor to give suggestions for drainage problem that exists on road leading to the park and behind one building.

Small Work Orders and Other: Cleanup of garbage and old building materials stored behind one garbage corral and under building 14 walkway; bag dispenser ordered for dog station 1; drain cap by restroom to be added; ladder by restroom to be relocated; chimney stacks needing painting to be inventoried;

Sidewalks needing repair to be inventoried.

Siding and Roofing Assessment Report given by Todd Perkins:

As much as this board has attempted to cover siding and roofing issues, there remains a need for an aggressive plan to resurface all buildings and address roofing needs. Todd presented a report on the current condition of all buildings and in the next few weeks, he and David will be furthering the assessment with contractors assisting.

In order to proceed with an aggressive plan, the board will be taking a close look at funding. Routine maintenance for siding, roofing, skylights, decks, pool, lawn care, pavement, snow removal, insurance, water and bug spraying are why we pay a monthly fee. A portion of our reserve account can accomplish some of an aggressive plan, and other means of funding will be visited.

Maintaining our property benefits all of us, not only for resale, but for giving us a sense of pride in where we live.

Thank you's: Aaron Rohrer for new Purell dispensers at all dog stations,  
Mulloy Properties for removing old tires behind Bickel fence at no charge.

Next Meeting: Thursday, April 23, 2015 at 512 Ledgeview Court.

Meeting adjourned at 9:15 p.m.