

Crescent Spring Board Meeting Minutes
May 28, 2015

Board Members Present: David Breckenridge, Mary Fletcher,
Mary Jo Jones and Todd Perkins

Meeting called to order at 7:00 p.m.

Pool Rules Revised: Please take a moment to review the pool rules and additional pool information. As you leave the area, straighten your chair and remove toys from the pool, as well as dispose of any trash. Your neighbors living near the pool will thank you!

Pets: If you are not picking up after your dog, a violation notice will be issued with a potential fine. Also, your dog must be on a leash.

A1 Pest Control: Contract to be renewed in June.

Renting Restrictions: Currently, there are no restrictions on the number of units that can be rented. A cap on the number will be an item of discussion at the annual meeting.

Article V Section 3(d): All owners are expected to keep their unit and any limited common element, including windows, in a strictly clean and sanitary condition. Please take note.

Deck Staining: Currently, the pool decking has been cleaned and stained and we are awaiting scheduling for building 13. Four more buildings are to be scheduled as budget allows.

Owner Documents: Certificate of Insurance, Emergency Contact Information, Owner Keys will be requested at annual meeting.

Lawn Care: We are under contract with same lawn care vendor, but new ownership. David is working with vendor to clear up issues related to expectations.

Timely Notification of Issues: Please do not wait to notify Mulloy Properties until a lengthy time has passed. This often makes corrections very difficult or impossible.

Common Area Restrictions: Personal property, such as statues, lawn ornamentation and other whimsical decor is not allowed. Please remove any items. Also, as pool time is here, towels and swim attire is not allowed to be draped over railings.

Pool Chair Restrapping: We have 5 chairs in need of some work. They are stacked near the entrance and we are searching for a vendor to replace straps.

Recycle Trash Bin: A recycle bin appeared in a corral this week without a request for such. To prepare this can for pickup each week would be an extra expense that is not in the budget. While we appreciate the need to recycle, we suggest owners use the recycle station behind the fire house on Frankfort Ave.

Door Painting: Getting a contractor to paint doors has been challenging. A bid is still being sought for doors on buildings 1, 4, 7 and unit 304.

Financials: A lengthy discussion was held on how funds might be redirected, so that large siding repairs can begin. An amended budget is forthcoming. Once it is ready, owners will receive a copy.

Building Review: A lengthy review of each building was presented by Todd. Photos of needed repairs were very detailed and bids to begin restoration were discussed. A motion was made to approve bids for the right side of building 13 and the right side of 14. Seconded and passed. Other bids are still coming in. As vendors move forward with repairs, more of the severe issues can be resolved, keeping in mind, the available monies.

Thanks: Reggie and Rodger for helping with pool readings again this year! Alex Martin, for helping to move smaller deck chairs and cleaning and scrubbing them!

Next Meeting: Thurs. June 25, 2015. Meeting adjourned: 10:45 p.m.

