

Crescent Spring Board Meeting
April 28, 2016
Rescheduled to May 2, 2016

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

MULloy Properties: Beth Holt

Beth Holt is returning as our property manager.

bholt@mulloyproperties.com. 502-618-5900

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

Financials: Checks signed. Latest financial report reviewed.

Restoration Report: All buildings have been reevaluated to prioritize restoration projects. Todd has worked to gather bids for siding replacement and painting, as we move forward to replace as much as the budget will allow. As bids are approved, more information will follow as to which parts of buildings will be replaced in the coming months.

Pool Deck: We are working with an engineer to analyze the condition of our pool decks. They have significant age on them and have some repair/replacement issues. We are asking for more information from the engineer, as well as contractor bids for demolition and reconstruction. The upper deck will have tables and chairs removed and be blocked off completely. Pool opening date has not been determined at this point.

Welcome Packet: As a new owner moved in, a packet of information was sent, along with a welcome letter. As a cost saver, the welcome letter will be sent and all other information in the packet will be made available on our website. (Pool rules, escalation procedures, owner rights and responsibilities)

Latches and Hinges on Garbage Corrals: Most all of the garbage corrals and the two dumpsters need replacement latches and/or hinges. We will be compiling needs list and securing a vendor for the work.

Greenscapes Bid: Bid accepted to remove tree debris near garbage corral at first turn as you come into CS, add four shrubs and mulch area.

Volleyball Court: For lower maintenance, it was the board's intention to turn this area from sand to grass. The bid to do this project was too expensive and adding sand to existing court was also expensive. We are exploring the cost to till existing sand and/or use a weed control product.

Egress to our Park: From time to time, a channel must be dug to route rain water from the park. Access to the park is limited with every medium rainfall, so we are seeking pricing for this project.

Dead Tree Removal: A walk through was conducted to assess amount of dead trees. Bid accepted to remove dead and dangerously located trees.

Meeting adjourned: 9:40 p.m.

Next meeting: May 26, 2016. 512 Ledgeview Court. Time to be determined.

