

Crescent Spring Owners Association Closed Board Meeting
November 14, 2018

Board Members Present: Chell Austin, David Breckenridge,
Reggie Garcia, Joe and Cassy Lockett
Mulloy Properties: Angela Martin

Meeting called to order: 6:00 p.m.

Board Officers Named: President, David Breckenridge; Vice-President,
Reggie Garcia; Recorder, Brandon Elmes; Treasurer, Chell Austin;
Member at Large, Joe and Cassy Lockett
Chell Austin selected to fill one year term, as no quorum at Annual Mtg.
for an election.

E-Mails: Board clarified a more efficient way of communicating with each
other and Mulloy Properties.

Financials: Receivables reviewed. Fees due the first of the month. Late
fee will be added after the 10th. As is CSC policy, Mulloy Properties
sends a letter to owner if delinquent after 60-90 days, with a lien placed
on property.

Balance sheet has been revised to reflect Reserve Acct. and Checking
Acct. with better clarity.

Checks were signed to pay for current expenses.

Upcoming Meeting Dates: Next Board Meeting to be January 23, 2019,
with following monthly meeting dates to be set at Jan. meeting.

Communication Improvements: Board will be sending out a newsletter,
to include friendly reminders concerning removal of seasonal decor, any
dead porch plants, leaving porch lights on, locking doors, etc.
Also, meeting minutes will be sent by e-mail, as in the past.

Board Goals: Members discussed the need to reduce the quorum
percentage needed to conduct business at Annual Meeting,

Board Goals (continued): Election of new board members cannot occur without a 51% quorum, and Master Deed changes cannot occur without an even higher %.

Another board goal was to work toward better communication with residents, via newsletters, minutes and website updates.

The board will also be working on better curb appeal.

As part of the board's efforts for better communication with residents, Reggie Garcia announced that the law firm of Triplett and Carothers will sponsor a Block Party in the summer. All residents will be invited to gather for food and fun.

Newest Board Member: Chell Austin mentioned that he would be available to hear from residents about concerns and suggestions to improve living at CSC. His e-mail address: chellaustin@hotmail.com.

Deck Repairs: Recent contractor work will be reviewed. One repair needed revisiting.

Completed Activities: Activities have included tree trimming, pool chairs covered, latches placed on garbage corral doors, notices on corrals, old paint cans removed, shrubs trimmed, invasive ivy killed, sod added in several places, tall grasses and hostas cut back.

Violation Notices: Notices sent as needed, for Regime Rule violations.

Building Security Lights: Several lights have needed new bulbs. When sensors are not working properly, entire fixture is replaced.

Dryer Vent Inspection/Cleaning: Will be addressed at future meeting. Pricing and newer vents to be a consideration.

Snow Removal: Contract signed, Board Member offered to be liaison when inclement weather occurs.

Siding Options and Pricing: Pricing for large siding projects to be reviewed over the winter. More bids needed when seeking pricing for an entire building renovation.

Roofing: Board is seeking a roof engineering study, to evaluate roofing needs.

Gutter Cleaning: Motion made, seconded and approved to accept contract to clean gutters and downspouts.

Tennis Court: Board will address possibilities for deteriorating court.

Moles: Some areas have been treated. Winter months may decrease activity.

Fire Place Inspection/Cleaning: Pricing to be obtained for this to occur.

Spring Projects: Board will be sodding or adding grass seed where needed, evaluating garbage corrals that need replacing, mailbox painting, chimney painting, trash receptacle cleaning, some building painting, trimming overgrowth in the park.

Front Bulletin Board: Will be getting replacement locks, for ease in operation.

Meeting adjourned: 7:40 p.m.

Next Meeting: January 23, 2019. Announcement will be on mailboxes if meeting will be open.

