

CRENSHAW MANOR HOMEOWNERS ASSOCIATION ANNUAL MEETING

March 7, 2023

American Legion Post #187, 225 Holding Avenue

The meeting was called to order by Paul Moseley at 7:00 p.m. Board members present were; Paul Moseley, Treasurer; Andrew Buschine, Secretary & Communication Chair; Jason Black, ACC Chair.

Approval of Minutes

The continued requests for volunteers for the three open positions had no response. The roles will again be covered by the Treasurer, Secretary and ACC Chair for 2023.

President's Notes

There was no volunteer for the position in 2022 and the position was left vacant.

Treasurer's Report

Highlights for 2020

Total Accounts balance is very strong at \$15,499. There are no outstanding membership dues to report for 2022. Most of the expense of \$11,404 came from front entrance maintenance for landscaping, irrigation and electrical repairs and upgrades. \$4,092 was spent for updating the street signs to meet the new code requirements. Additional expense of \$2,895 will be incurred in 2023 to upgrade the stop signs. With the limited board volunteers, no major improvements were realized in 2022. This was the biggest variance against the proposed budget for 2022. \$6,014 was retained in the HOA savings account.

Recommendations for the 2023

HOA Dues to remain fixed at \$200 for 2023. The carry-over balance is too high with \$9,485 in the checking account. The goal of the new HOA board should be to use funds for neighborhood improvement projects. Volunteers for the HOA board are needed so we can review potential improvements and activities for the neighborhood. It is suggested that \$5,000 be assigned for additional neighborhood improvements in the 2023 and maintain the \$6,000 in the savings account as the rainy day fund if or when it is needed.

Paul Moseley reviewed the proposed budget for 2023 and it was approved unanimously.

Secretary & Communications Report

Thanks go to Keri and Scott Saul for their ongoing support and maintenance of the website and posting news when required.

ACC Report

2022 was a relatively quiet year regarding improvements and ACC applications in Crenshaw Manor.

The landscaping bed plantings on either side of our entrance were given some care. There were several shrubs and plantings that were reduced in size to allow them to fit their area without crowding out other nearby plantings.

The landscape lighting continued to be refreshed and repaired where necessary. Several of the lights burned out since they were first installed and several of the wires were damaged over the course of the year by water and other activity. All the lights have LED bulbs, which tend to last approximately five years. The entry lighting was installed several years ago. With low voltage lighting/wiring these repairs can only continue for so long. It will be necessary to replace the light fixtures and wiring soon.

Holiday lighting was another huge success at our front entrance, and for once, the weather didn't delay the installation. There were no outage issues, which worked out for a wonderful exhibit.

Board members and neighborhood volunteers helped make the luminary display over the New Year's holiday a resounding success. Our neighborhood truly shined, and it was great seeing some of our families with younger children out lighting the luminaries and enjoying the season.

ACC permit applications approved in 2022:

- Tree removal - 8 permits
- New architectural asphalt shingle roof - 4 permits

Report of Membership Chair

There was no volunteer for the position in 2022 and the position was left vacant.

Other Business

Discussion regarding the inconsistency in the streetlights. It was noted the Town of Wake Forest will upgrade the lights on an as needed basis.

There was open discussion regarding the neighborhood covenants and compliance.

Board Members for 2023

There were no volunteers for the open positions of President, Vice President, Secretary/Communications, Membership or ACC Chair.

President, Vice President will remain open.

Paul Moseley will continue as Treasurer.

Andy Buschine agreed to continue as Secretary/Communications.

Dianne Buschine volunteered for the position of Membership.

Jason Black agreed to continue as ACC Chair.

ACC Committee – Thank you to Phil Clawson for the many years he served on the ACC.

Members continuing to serve are Theresa Bryant, Butch Sheffield, and David White.

Adjournment

Meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Andrew Buschine, Secretary & Communications Chair