

CRENSHAW MANOR HOMEOWNERS ASSOCIATION ANNUAL MEETING
March 05, 2024
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; Dianne Buschine, Membership Chair; Jason Black, ACC Chair.

Approval of Minutes

No board meetings were held this year.

President's Notes

There was no volunteer for the position in 2023 and the position remained vacant.

Vice President's Notes

There was no volunteer for the position in 2023 and the position remained vacant.

Treasurer's Report

2023 Budget Highlights

Total Accounts balance is \$18,230.

- No outstanding membership dues for 2023.
- The majority of expenses in 2023 came from front entrance maintenance, landscaping, irrigation and electrical repairs and upgrades for \$9,624.
- Final payment for the street sign upgrades of \$2,895 was realized in 2023.
- With limited board volunteers, no major improvements were made in 2023. This was the largest variance against the proposed budget spend for 2023.
- \$6,017 was retained in the HOA savings account.

2024 Budget Recommendations

- HOA dues to remain at \$200.
- The carryover balance is again too high with \$12,213 in the checking account. The goal of the new HOA board should be to use funds for neighborhood improvement projects. Volunteers are needed for HOA board so we can review potential improvements and activities for the neighborhood.
- Suggestion is to make improvements to the front entrance in 2024 using a budget of \$13,000.
- Maintain the \$6,000 in the savings account as the 'rainy day' fund if needed.

Paul Moseley reviewed the proposed budget for 2024 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.

Membership Chair Report

Three new neighbors were welcomed to Crenshaw Manor in 2023. New neighbors reside at 1502 Crenshaw Point, 1419 Crenshaw Point, and 900 Applenook Court. Total expenses for welcome gifts were \$154.72.

Architectural Control Committee (ACC) Report

2023 was a quieter year than normal for the ACC. A total of nine ACC applications were received this year, eight for tree removal and one for new fencing.

A total of ten letters were sent out to neighbors not adhering to the covenants for a variety of reasons; some of which were boats and/or trailers being visible from the street and/or neighbors and keeping their property neat and clean.

It is the hope of the ACC that moving forward, all our neighbors will step up and comply with our covenants for the good of the entire neighborhood. The covenants are here to help maintain the value of all our homes.

Reception of Nominations from the Floor

Paul Moseley asked if there were any nominations for the open board positions. Nominations were accepted and votes taken by those present.

Proceeding to Vote

A motion was made to accept the nominees for the Board and ACC by Paul Moseley. Motion was carried unanimously.

Board and ACC Members for 2024

The newly elected board members are:

President - Shelley McPhatter

Vice-President - Kathy Fite

Treasurer - Paul Moseley

Secretary/Communications - Mike Fite

Membership - Patti Trainor

ACC Chair - Todd Fortune

ACC Members:

- Paul Begovich
- Andy Buschine
- Heidi Fusik
- Beth Jarvis
- Christina Jarvis
- Monika Tuenker
- David White

All board and ACC Committee positions are filled for the year 2024.

Other Business

Discussion regarding the island and front entrance to be updated and refreshed. There was open discussion regarding how to possibly control speeding through the neighborhood and the use of speed bumps and other traffic signs.

A special thank you went to Jason Black for his dedicated work over the past several years as the head of the ACC. Jason has shouldered the challenging responsibility of ensuring that our neighborhood adheres to its covenants and maintains its integrity. His commitment to this task has been invaluable in maintaining the beauty and harmony of our neighborhood. He has done this diligently and on many occasions without the help of some of our neighbors.

Adjournment

Meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Andrew Buschine, Secretary & Communications Chair