

Crenshaw Manor Homeowners Association Annual Meeting

Tuesday, January 12, 2015 – 7:00 p.m. – Hope Lutheran Church, Wake Forest

Members and Welcome

Members attending were welcomed by Scott Saul.

Approval of Minutes

It was moved to approve the minutes from the Annual meeting held November 09, 2015. Meeting minutes were approved unanimously.

Welcome/Call to Order

The meeting was called to order at 7:07 p.m. by Scott Saul, President. Scott introduced board members present, Frank Krebs, Vice President; Teresa Black, Treasurer; Dianne Buschine, Secretary & Communication Chair; Derek Bateson, ACC Chair; not present Monika Tuenker, Membership Chair. The agenda for the meeting was distributed and reviewed. Motion was moved and seconded that the agenda prepared for the January 12 annual meeting would be accepted as the agenda for the meeting.

Presentation of Annual report

The 2015 Annual Report was distributed to member's mailboxes on Sunday, January 10, 2016 by Scott Saul. It included copies of the 2015 financial statement, 2016 proposed budget, committee reports, and slate of officers for 2016, meeting notification and proxy form to each member. There were no questions.

Presentation and Discussion of Financial Statement and 2016 Budget

Teresa Black presented the financial statement and 2016 Budget. A copy of expenses and the proposed budget were included in the report. There was a discussion on the new service being used for the entrance Christmas lights. The HOA purchased new lights and the service will store them through the non-holiday season and install and take them down annually. Teresa highlighted the variances from last year. Dues collection has gone well with only one member balance outstanding. 2015 expenses for insurance, landscape maintenance were under budgeted last year. The budget has been adjusted for attorney and tax preparation fees in anticipation of the covenant updates. The Yard Sale budget was over because the dates had to be changed and required additional advertising expenses. Last year there was a budgeted amount for entrance design work and new no soliciting signs but was not used. The little library / book box is still planned for 2016. A commercial savings account was opened in 2015 to earn interest on annual dues collected and held for eventual repair and refurbishment of the front entrance and traffic islands. As planned, we transferred \$2,000 to the account and will transfer another \$2,000 this year and budget to continue this transfer annually. Scott moved to vote on the approved budget. It was approved unanimously with no objections.

Presentation of Slate of Officer/Board Member/ACC Member Candidates for 2016

The slate of offices was handed out when members arrived. At the time of distribution, there was a need to fill the positions of President, Secretary & Communication Chair and ACC Chair and committee member.

Scott presented the 2016 Slate of Officers

President – Open

Vice President – Frank Krebs – 1027 Jones Wynd

Treasurer – Teresa Black – 1021 Jones Wynd

Secretary & Communications Chair – Dianne Buschine – 1563 Crenshaw Point

Membership Chair – Monika Tuenker – 952 Jones Wynd

ACC Committee:

Derek Bateson – Chair – 1508 Crenshaw Point

George Aux – 1529 Crenshaw Point

Jason Black – 1021 Jones Wynd

Reception of Nominations from the floor

Scott asked if there were any other nominations. There were none.

A motion was made to accept the nominees for the Board and ACC. Motion was seconded.

Motion was carried unanimously.

Proceeding to vote

The current bylaws allow for three board members. Vote was carried by a show of hands to continue with current three board members and ACC committee. All said I and no objections.

Other Discussions from Floor

Open discussion was held on ways to encourage neighborhood participation in both board and non-board activities. There were no new options suggested. Scott welcomed the four new neighbors this year. There are two homes for sale now so there may be new neighbors soon. Scott reviewed the Board objectives for the next year to begin review of the covenants that will be expiring and encouraged neighbor involvement in the process. Today we have five different sets of covenants. Some of the wording is inconsistent and unclear. The first phase will expire in May 2018 and are set to auto renew for period of 10 years. For any changes, we will need a resolution of 60 percent vote to stop auto renew. They are set to auto renew at this time. Frank Krebs volunteered to lead the project committee to review them. It is anticipated to take a year to review all covenants and make recommendations for change (if any), evaluate differences and move to consolidate to one set. For discussions on future considerations, we will need to have representation from each group of covenants. Scott volunteered to send out an email or letter seeking committee volunteers. Scott asked if there were additional topics for discussion. None were received. Open discussion was closed.

Other Business

There was a question on new assessed value from town/county. Derek clarified there was no tie with property tax value to home sales price. Frank opened up the discussion of covenant enforcement. There have been violations recently. Derek recommended we engage an attorney for enforcement. A decision would also depend on costs. Consideration needs to be made to treat all neighbors equally on any decisions for enforcement. It is also important for the covenants are enforced so that it does not become a bigger issue in the future. Scott will sent a general letter to neighborhood to remind everyone of the covenants. Decision was made to hold further discussion for the next quarterly meeting to discuss procedures for handling covenant violations.

The library box is still planned. We are waiting to hear from the Town on any permit requirements and an acceptable location.

The May yard sale will continue to be held in conjunction with the Crenshaw Hall neighborhood sale.

Teresa Black presented Scott Saul with a gift of appreciation of his four years of service on the board.

Adjournment

Scott motioned to adjourn the meeting. There were job objections. The meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Dianne Buschine, Secretary & Communications Chair