

Crenshaw Manor Homeowners Association Annual Meeting

Tuesday, January 10, 2017 – 7:00 p.m. – St. John’s Episcopal Church

Members and Welcome

Members attending were welcomed by Frank Krebs. Meeting was called to order at 7:07 p.m.

Approval of Minutes

The minutes from the Quarterly Meeting held October 11, 2016 and Supplemental Meeting held November 11, 2016 were approved via email communication prior to the Annual Meeting.

Welcome/Call to Order

The meeting was called to order at 7:07 p.m. by Frank Krebs, President. Other Board members present were 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.

Presentation and Discussion of Annual Report

- The 2016 Annual Report Annual report will be posted to the website (crenshawmanor.info).
- Frank provided an update on the consolidation of neighborhood covenants and explained the context for consolidation. There were minor changes proposed but further discussion and review will need to be done in the upcoming year.
- Monika Tuenker was not able to attend the meeting. As membership chair, we welcomed nine new families into the neighborhood this year with gifts from the HOA. The annual yard sale was successful for those that participated. It was promoted through social media and entrance signs. The dates followed the Crenshaw Hall schedule. We anticipate following their schedule next year, Friday and Saturday morning in May.
- ACC update was presented by Derek Bateson. There were 12 new roofs approved last year through the standard approval process. Two are pending. There is ongoing work on the islands on Crenshaw Point and the easement that crosses Crenshaw Point. The landscaper was hired to tidy these areas up as well as the cut through between Crenshaw Manor and Crenshaw Hall. The objective was to keep it presentable since the Town of Wake Forest does not have budget or funding to maintain these areas.

Financial Statement and 2017 Budget

Teresa Black presented the annual budget and noted the need to spend \$2,000 for additional design work and repairs to irrigation and electrical. There is \$10,000 in cash reserves. \$2,000 is budgeted to be added to the reserve annually. The amount appropriate to keep in reserves will be discussed this coming year. A question came from the floor as to why the reserve was necessary. Teresa explained the need to budget for attorney fees to collect dues that are in arrears. The attorney fees have not yet been pad, so that accounts for some of the additional funds.

Presentation of Slate of Officer/Board Member/ACC Member Candidates for 2017

The slate of offices was handed out when members arrived.

Frank presented the 2017 Slate of Officers

President – Open

Vice President – Cole McCook, 941 Jones Wynd

Treasurer – Teresa Black, 1021 Jones Wynd

Secretary & Communications Chair – Meredith McCook, 941 Jones Wynd

Membership Chair – Patty Trainor, 1550 Crenshaw Point

ACC Committee:

Chair – Jason Black, 1021 Jones Wynd

George Aux, 1529 Crenshaw Point

Phil Clawson, 1010 Jones Wynd

Derek Bateson and Paul Moseley volunteered to count the ballots and tally the votes. The committee was approved by vote.

Reception of Nominations from the Floor

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

Proceeding to Vote

A motion was made to accept the nominees for the Board and ACC by John Winings by acclamation. Motion was seconded by George Aux. Motion was carried unanimously.

Other Discussions from Floor

Teresa asked if everyone is on Nextdoor and Yahoo for neighborhood communication. It is redundant and to post to the Yahoo list, it is currently monitored by Rik Rasmussen, prior to posting. She suggested we look to Nextdoor and/or Facebook as a way to communicate. John Winings said he is fine with Yahoo and doesn't mind the delay due to monitoring. George Aux asked about those that leave the neighborhood and the process to remove them from the distribution. Rik is the designated moderator of the group and can remove them from the distribution list. Teresa feels the duplicity can be problematic for the board and communicating to the neighborhood. She suggested this be discussed at the next board meeting.

Frank opened the floor to review the proposed covenant consolidation changes. Teresa noted the year in the first paragraph needed to be changed from 2016 to 2017 when it is finalized. There was a request to identify where there are differences in the sets of covenants. Teresa explained we were unsuccessful in getting neighborhood volunteers and it would require one representative from each of the five phases. It was decided to have the attorney review them. The attorney was provided copies of all the covenants and bylaws for evaluation. The first draft typo errors have been noted and submitted back to the attorney.

Other proposed changes:

- Section 5 - to 'as specified below'
- Under roof requirements, # 6 changes from specific weight requirements to "high end products with 50 year lifetime". Derek spoke to the changes in technology and the use of 320 lbs. per square as a specification. What was not taken into account was newer technology and making shingles lighter and stronger, so was 320 lbs. per square is now 280 lb. per square. The recommendation was to change wording to 3 dimensional architectural shingles, roof type with dimension and quality in light with cedar shake or standing seam roofs. This was to prohibit the using of basic roof materials. Also, specifying a 50 year lifetime shingle sets the bar for quality of more than a basic shingle material. Concerns were expressed over the vagueness of the wording. Derek explained how the roof material guarantee works with a certified installer for GAF and Certain Teed. Frank Krebs volunteered to talk to Chris Ward, who is a roofing specialist to find the most appropriate wording. The goal is to set a standard of quality rather than by manufacturer specifications. There was open discussion on reviewing the wording to best convey aesthetics.
- Other changes to the covenants include being specific about vehicles, trailers, motor homes, trucks with signs, etc. and to keep the wording for screening. The enforcement is a challenge for the board. Patti

training suggested the screening be defined with listed materials and dimension. There was also a suggestion to remove the screening requirement and reword it to “not be visible” from the street. It was also suggested that a time limit be defined for how long these types of vehicles can be parked on property. Caution was expressed to avoid wording that would allow parking on the street. Since our streets are public right of way, this cannot be controlled by the HOA.

- Section 12 – be changed to add “to be attached to and no closer than the rear side corner of the dwelling”.
- There was a suggestion to have the attorney present other examples of neighborhood covenants.
- The ‘no satellite dishes” restrictions needs to be revised since federal law prohibits us from prohibiting them.
- Section 19 is a quality vs. quantity judgement for natural areas. This needs to be better defined. Suggested to have attorney provide consistent working for what is defined as pleasing appearance.
- Section 20 (Construction) - Trees may not be removed from the lot unless approved by the ACC. This will be moved to its own section as it gets lost in the construction section. Many neighbors do not realize when approval is needed for tree removal. It was suggested to set minimum tree size, and to require the entire lot be included and not lot not just the front yard
- Section 22 – Strike the maintenance of the traffic islands. This is to be done by the HOA rather than the homeowners.
- Section 34 – Resolve the conflicting language regarding percentage of votes required to modify the covenants. Frank suggested the attorney be consulted on vote requirements for this consolidation effort and update wording on altering covenants to be consistent.
- Section 36 – Strike this section as it no longer applies.

Frank recommended the incoming board move forward with the revisions, notifications and resolution. The floor was opened for additional comments. If additional comments post meeting, emails should be sent to Teresa Black

Adjournment

Frank motioned to adjourn the meeting. There were no objections. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Dianne Buschine, Secretary & Communications Chair